



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
3300 NEWPORT BOULEVARD, BLDG. C  
NEWPORT BEACH, CA 92658-8915  
(949) 644- 3200**

## Memorandum

**To:** Planning Commission  
**From:** Patrick J. Alford, Planning Manager  
**Date:** January 19, 2012  
**Re:** Study Session on Newport Banning Ranch: Subdivision Design and Circulation

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This is the first of a series of study sessions on the proposed Newport Banning Ranch project. The purpose of the study sessions is to provide the Planning Commission and the public the opportunity to review and discuss details of the proposed project prior to public hearings. Public hearings before the Planning Commission and the City Council are tentatively scheduled for March and April, 2012.

This study session will focus on the subdivision design and circulation system of the proposed project. The information that will be presented is taken primarily from the proposed Tentative Tract Map and the Master Development Plan.

The Tentative Tract Map (Attachment PC1) is the implementing subdivision map for the project. The Tentative Tract Map describes the subdivision of the project site into lots for public dedication or conveyance, fee and condominium lots for residential development and conveyance to home-buyers, and/or for financing and conveyance to builders which may also be further subdivided for the development of conventional fee lots, planned developments, and/or condominiums. The Tentative Tract Map also describes the plan for grading and bluff restoration, roadways, infrastructure, and other public improvements to serve the subdivision.

The Master Development Plan provides plans and preliminary layouts for streets and lots, pedestrian and vehicular access ways, open space, parks, and other site features proposed for the project site. For this study session, Chapter 8, Master Roadway and Infrastructure Plans, of the Master Development Plan is provided (Attachment PC2).

The Tentative Tract Map, Master Development Plan, and other application documents are available at the City's website at <http://www.newportbeachca.gov/banningranch>.

Subsequent study sessions will be on the following schedule of discussion topics, dates and times:

February 9, 2012    Open Space, Parks, and Trails  
4:30 p.m. to 6:00 p.m.

February 23, 2012    Land Use, Development Regulations, and Architectural Guidelines  
5:00 p.m. to 6:30 p.m.

February 23, 2012    Draft Environmental Impact Report  
7:00 p.m. to 8:30 p.m.

Each study session will consist of presentations by City staff and the applicant's project team, followed by questions from the Planning Commission. There will also be an opportunity for comments and questions from the public. The study sessions are for discussion purposes only and no action will be taken by the Planning Commission. Interested parties are encouraged to limit their comments and questions to the issues that are the subject of each study session.

Public notice of the study sessions was provided by the posting of the agenda at City Hall and on the City's website. In addition, notice was distributed through the City's Select Alert system and through a press release.

#### **ATTACHMENT**

PC1   Tentative Tract Map

PC2   Master Development Plan, Chapter 8



**NOTES:**

- EXISTING LAND USE: OIL EXTRACTION  
ADJACENT LAND USE:  
N- RESIDENTIAL/OPEN SPACE  
S- RESIDENTIAL  
E- COMMERCIAL/RESIDENTIAL/INDUSTRIAL  
W- OPEN SPACE/RESIDENTIAL  
PROPOSED LAND USES: RESIDENTIAL, PARK, OIL EXTRACTION/OPEN SPACE, COMMERCIAL, COASTAL INN
- ZONING: PER THE NEWPORT BANNING RANCH PLANNED COMMUNITY ZONING.
- DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF NEWPORT BEACH.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND  
ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: PAC BELL CABLE  
CABLE: TIME WARNER
- THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURE SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM CONVEYANCE SYSTEM CONSISTING OF VARYING SIZES OF CHANNELS, STORM DRAIN PIPES, CULVERTS, AREA DRAINS AND BROW DITCHES.
- SEWERAGE RETURN TO BE PER CITY OF NEWPORT BEACH STANDARD PLAN NO. 181 AND TITLE 24 OF AMERICAN WITH DISABILITIES ACT.
- ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE ON MAP.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
- TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 23,900 LF.
- TOTAL PROJECT ACREAGE IS 401.1 GROSS AC.
- THERE ARE 232 NUMBERED LOTS AND 19 LETTERED LOTS. SEE LOT SUMMARY TABLES FOR PROPOSED LAND USE BY LOT
- MULTIPLE FINAL TRACT MAPS CAN BE FILED FOR THIS TENTATIVE TRACT MAP.
- THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE:  
114-170-24, 43, 49, 50, 52, 72, 75, 77, 79, 83, & 424-041-04.
- ALL EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, SOLID OR LIQUID WASTE DISPOSAL SITES, AND UNDERGROUND STRUCTURES WITHIN THE SUBDIVISION WILL BE ABANDONED PER THE GOVERNING AGENCIES SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE DIVIDED ON THE FINAL MAPS INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
- ALL FIRE ACCESS ROADS SHALL COMPLY WITH N.B. FIRE DEPARTMENT STANDARDS.

**PROPOSED DEVIATIONS:**

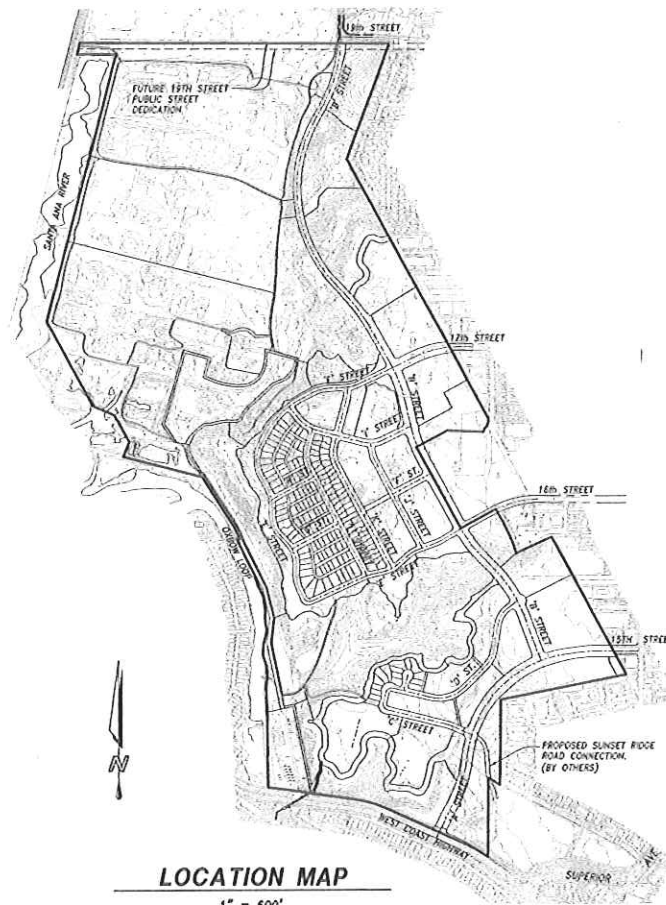
- MODIFIED KNUCKLES ARE ALLOWABLE AS SHOWN AT THE BEND IN 'C' STREET AND 'E' STREET. SEE MODIFIED KNUCKLE DETAIL ON SHEET 2.
- 5' WIDE BIKE LANES ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET AND 17TH STREET.
- BIOSWALES/BIOCCELLS WITH A 5' WALK OR 8' MEANDERING WALK ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET, 16TH STREET AND 17TH STREET.
- SIDEWALK IS NOT PROPOSED ON THE WEST SIDE OF 'A' STREET (FROM WEST COAST HIGHWAY TO 'C' STREET), OR THE WEST SIDE OF 'B' STREET (17TH STREET TO 19TH STREET) DUE TO THE ADJACENCY OF OPEN SPACE.
- BIOSWALES/BIOCCELLS ARE ALLOWABLE AS A PARKWAY TREATMENT ON LOCAL STREETS AS SHOWN ON TENTATIVE TRACT MAP.
- INTERSECTION TAPERS AND MID-BLOCK TAPERS ARE ALLOWABLE ON LOCAL STREETS AND LOCAL TO LOCAL STREET INTERSECTIONS AS SHOWN ON TENTATIVE TRACT MAP. SEE DETAILS ON SHEET 2.
- AT CITY OF NEWPORT BEACH REQUEST, 'A' STREET (FROM WEST COAST HIGHWAY TO 'C' STREET) IS AT AN ALLOWABLE MAXIMUM CENTERLINE GRADIENT OF 8%.

# **TENTATIVE TRACT MAP NO. 17308**

## **FOR CONDOMINIUM PURPOSES**

### **LEGAL DESCRIPTION**

A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 397 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



### **STREET DEDICATIONS**

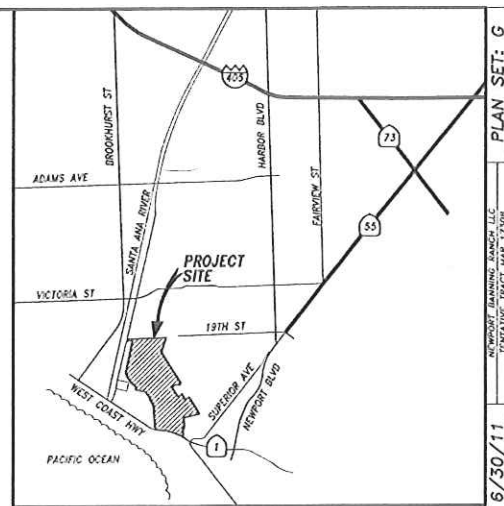
STREET	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
WEST COAST HIGHWAY	PUBLIC STREET	CALTRANS	0.4
'A' STREET	PUBLIC STREET	CITY	4.5
'B' STREET	PUBLIC STREET	CITY	11.2
'C' STREET	PUBLIC STREET	CITY	1.4
'D' STREET	PUBLIC STREET	CITY	2.2
'E' STREET	PUBLIC STREET	CITY	5.4
'F' STREET	PUBLIC STREET	CITY	0.4
'G' STREET	PUBLIC STREET	CITY	0.5
'H' STREET	PUBLIC STREET	CITY	0.4
'I' STREET	PUBLIC STREET	CITY	1.7
'J' STREET	PUBLIC STREET	CITY	1.2
'K' STREET	PUBLIC STREET	CITY	2.3
'L' STREET	PUBLIC STREET	CITY	1.8
15TH STREET	PUBLIC STREET	CITY	1.3
16TH STREET	PUBLIC STREET	CITY	0.2
17TH STREET	PUBLIC STREET	CITY	1.1
TOTAL			55.9

19TH STREET	PUBLIC STREET DEDICATION	CITY/CONSERVATION	3.1
TOTAL			3.1

NOTE: CITY RESERVES THE RIGHT TO REQUIRE MAINTENANCE OF PARKWAY AND MEDIAN LANDSCAPE TO BE BY MASTER HOA.

### **LETTERED LOTS**

LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
A	OPEN SPACE	CONSERVATION	48.9
B	OPEN SPACE	CONSERVATION	5.2
C	OPEN SPACE	CONSERVATION	6.4
D	OPEN SPACE	CONSERVATION	33.9
E	OPEN SPACE	CONSERVATION	8.4
F	OPEN SPACE/INTERPRETIVE	HOA	0.5
G	OPEN SPACE	CONSERVATION	47.2
H	OPEN SPACE	CONSERVATION	15.3
I	WATER QUALITY BASIN	CONSERVATION	2.7
J	OPEN SPACE	CONSERVATION	10.0
K	OPEN SPACE	CONSERVATION	20.7
L	WATER DIFFUSING BASIN	CONSERVATION	0.4
M	OPEN SPACE	CONSERVATION	2.1
N	OPEN SPACE	CONSERVATION	8.3
O	OPEN SPACE	CONSERVATION	1.4
P	OPEN SPACE	CONSERVATION	3.2
Q	OPEN SPACE	CONSERVATION	0.7
R	OPEN SPACE	CONSERVATION	3.7
TOTAL			229.0



### **VICINITY MAP**

NTS

### **PROJECT NORTH**

**OWNER/SUBDIVIDER**  
NEWPORT BANNING RANCH LLC  
1300 QUAL STREET, SUITE 100 NEWPORT BEACH, CA 92660

BY: *[Signature]*  
MICHAEL A. MOHLER  
Authorized Signatory

20 June 2011  
DATE

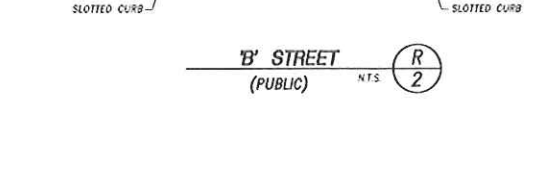
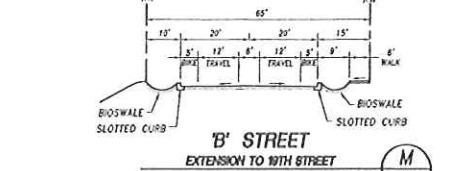
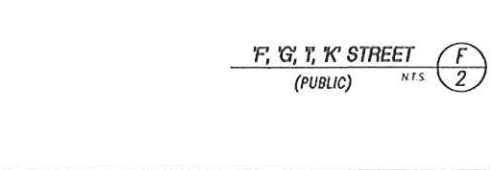
### **SHEET INDEX**

TITLE & LOT SUMMARY  
STREET SECTIONS & DETAILS  
CROSS SECTIONS  
PLAN VIEW

1  
2  
3  
4-7

### **NUMBERED LOTS**

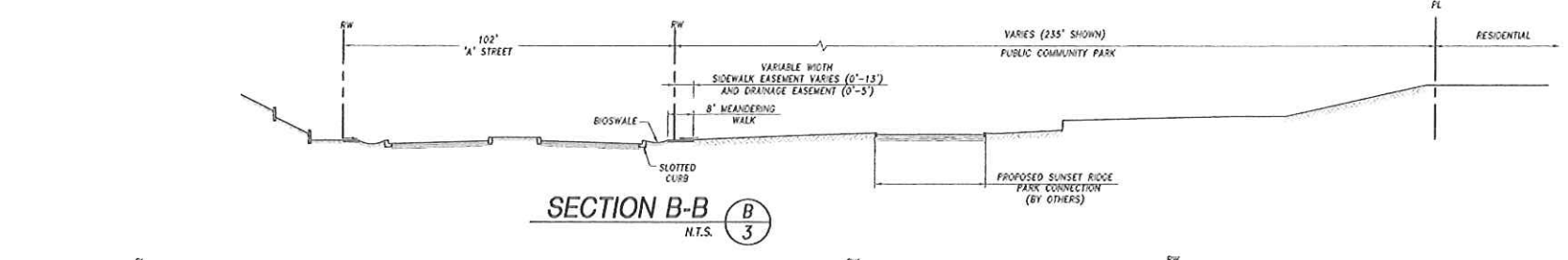
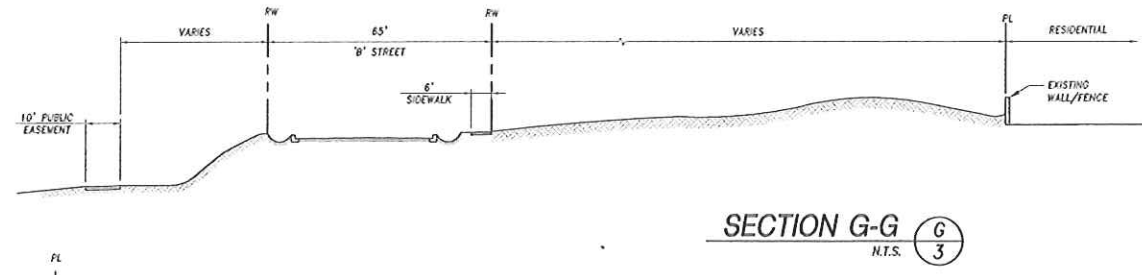
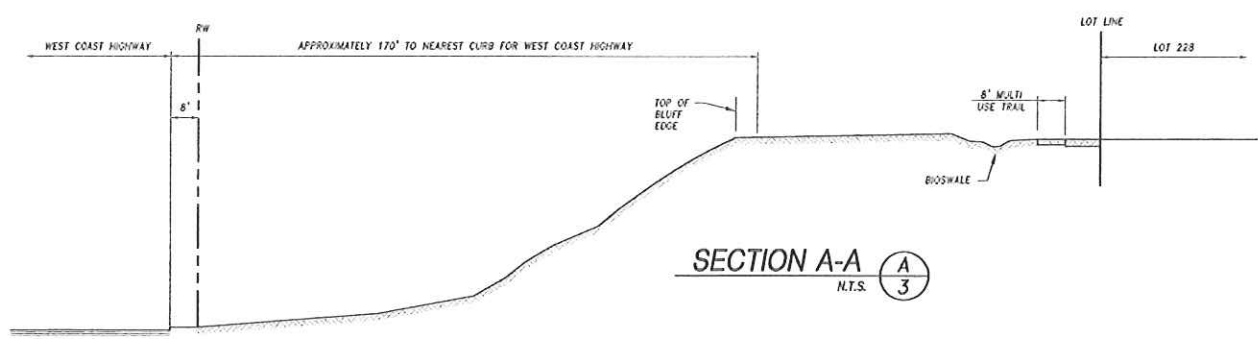
LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES	LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES					
1	WATER USE/RESIDENTIAL	HOA	4.8	56	RESIDENTIAL	HOVEDHNER	0.1	101	RESIDENTIAL	HOVEDHNER	0.1	186	RESIDENTIAL	HOVEDHNER	0.1	271	RESIDENTIAL	HOVEDHNER	0.1	356	RESIDENTIAL	HOVEDHNER	0.1	441	RESIDENTIAL	HOVEDHNER	0.1	526	RESIDENTIAL	HOVEDHNER	0.1	611	RESIDENTIAL	HOVEDHNER	0.1	
2	WATER USE/RESIDENTIAL	HOA	5.2	57	RESIDENTIAL	HOVEDHNER	0.1	102	RESIDENTIAL	HOVEDHNER	0.1	187	RESIDENTIAL	HOVEDHNER	0.1	272	RESIDENTIAL	HOVEDHNER	0.1	357	RESIDENTIAL	HOVEDHNER	0.1	442	RESIDENTIAL	HOVEDHNER	0.1	527	RESIDENTIAL	HOVEDHNER	0.1	612	RESIDENTIAL	HOVEDHNER	0.1	
3	WATER USE/RESIDENTIAL	HOA	4.7	58	RESIDENTIAL	HOVEDHNER	0.1	103	RESIDENTIAL	HOVEDHNER	0.1	188	RESIDENTIAL	HOVEDHNER	0.1	273	RESIDENTIAL	HOVEDHNER	0.1	358	RESIDENTIAL	HOVEDHNER	0.1	443	RESIDENTIAL	HOVEDHNER	0.1	528	RESIDENTIAL	HOVEDHNER	0.1	613	RESIDENTIAL	HOVEDHNER	0.1	
4	WATER USE/RESIDENTIAL	HOA	3.4	59	RESIDENTIAL	HOVEDHNER	0.1	104	RESIDENTIAL	HOVEDHNER	0.1	189	RESIDENTIAL	HOVEDHNER	0.1	274	RESIDENTIAL	HOVEDHNER	0.1	359	RESIDENTIAL	HOVEDHNER	0.1	444	RESIDENTIAL	HOVEDHNER	0.1	529	RESIDENTIAL	HOVEDHNER	0.1	614	RESIDENTIAL	HOVEDHNER	0.1	
5	LANDSCAPE	CONSERVATION	0.9	60	RESIDENTIAL	HOVEDHNER	0.1	105	RESIDENTIAL	HOVEDHNER	0.1	190	RESIDENTIAL	HOVEDHNER	0.1	275	RESIDENTIAL	HOVEDHNER	0.1	360	RESIDENTIAL	HOVEDHNER	0.1	445	RESIDENTIAL	HOVEDHNER	0.1	530	RESIDENTIAL	HOVEDHNER	0.1	615	RESIDENTIAL	HOVEDHNER	0.1	
6	ACCESS ROAD	OIL OPERATOR/HOA	0.7	61	RESIDENTIAL	HOVEDHNER	0.1	106	RESIDENTIAL	HOVEDHNER	0.1	191	RESIDENTIAL	HOVEDHNER	0.1	276	RESIDENTIAL	HOVEDHNER	0.1	361	RESIDENTIAL	HOVEDHNER	0.1	446	RESIDENTIAL	HOVEDHNER	0.1	531	RESIDENTIAL	HOVEDHNER	0.1	616	RESIDENTIAL	HOVEDHNER	0.1	
7	ACCESS ROAD	OIL OPERATOR/HOA	1.5	62	RESIDENTIAL	HOVEDHNER	0.1	107	RESIDENTIAL	HOVEDHNER	0.1	192	RESIDENTIAL	HOVEDHNER	0.1	277	RESIDENTIAL	HOVEDHNER	0.1	362	RESIDENTIAL	HOVEDHNER	0.1	447	RESIDENTIAL	HOVEDHNER	0.1	532	RESIDENTIAL	HOVEDHNER	0.1	617	RESIDENTIAL	HOVEDHNER	0.1	
8	PARK	HOA	0.3	63	RESIDENTIAL	HOVEDHNER	0.1	108	RESIDENTIAL	HOVEDHNER	0.1	193	RESIDENTIAL	HOVEDHNER	0.1	278	RESIDENTIAL	HOVEDHNER	0.1	363	RESIDENTIAL	HOVEDHNER	0.1	448	RESIDENTIAL	HOVEDHNER	0.1	533	RESIDENTIAL	HOVEDHNER	0.1	618	RESIDENTIAL	HOVEDHNER	0.1	
9	ALLEY	HOA	0.4	64	RESIDENTIAL	HOVEDHNER	0.1	109	RESIDENTIAL	HOVEDHNER	0.1	194	RESIDENTIAL	HOVEDHNER	0.1	279	RESIDENTIAL	HOVEDHNER	0.1	364	RESIDENTIAL	HOVEDHNER	0.1	449	RESIDENTIAL	HOVEDHNER	0.1	534	RESIDENTIAL	HOVEDHNER	0.1	619	RESIDENTIAL	HOVEDHNER	0.1	
10	RESIDENTIAL	HOVEDHNER	0.2	65	RESIDENTIAL	HOVEDHNER	0.1	110	RESIDENTIAL	HOVEDHNER	0.1	195	RESIDENTIAL	HOVEDHNER	0.1	280	RESIDENTIAL	HOVEDHNER	0.1	365	RESIDENTIAL	HOVEDHNER	0.1	450	RESIDENTIAL	HOVEDHNER	0.1	535	RESIDENTIAL	HOVEDHNER	0.1	620	RESIDENTIAL	HOVEDHNER	0.1	
11	RESIDENTIAL	HOVEDHNER	0.1	66	RESIDENTIAL	HOVEDHNER	0.1	111	RESIDENTIAL	HOVEDHNER	0.1	196	RESIDENTIAL	HOVEDHNER	0.1	281	RESIDENTIAL	HOVEDHNER	0.1	366	RESIDENTIAL	HOVEDHNER	0.1	451	RESIDENTIAL	HOVEDHNER	0.1	536	RESIDENTIAL	HOVEDHNER	0.1	621	RESIDENTIAL	HOVEDHNER	0.1	
12	RESIDENTIAL	HOVEDHNER	0.1	67	RESIDENTIAL	HOVEDHNER	0.1	112	RESIDENTIAL	HOVEDHNER	0.1	197	RESIDENTIAL	HOVEDHNER	0.1	282	RESIDENTIAL	HOVEDHNER	0.1	367	RESIDENTIAL	HOVEDHNER	0.1	452	RESIDENTIAL	HOVEDHNER	0.1	537	RESIDENTIAL	HOVEDHNER	0.1	622	RESIDENTIAL	HOVEDHNER	0.1	
13	RESIDENTIAL	HOVEDHNER	0.1	68	RESIDENTIAL	HOVEDHNER	0.1	113	RESIDENTIAL	HOVEDHNER	0.1	198	RESIDENTIAL	HOVEDHNER	0.1	283	RESIDENTIAL	HOVEDHNER	0.1	368	RESIDENTIAL	HOVEDHNER	0.1	453	RESIDENTIAL	HOVEDHNER	0.1	538	RESIDENTIAL	HOVEDHNER	0.1	623	RESIDENTIAL	HOVEDHNER	0.1	
14	RESIDENTIAL	HOVEDHNER	0.1	69	LANDSCAPE	HOA	0.4	114	RESIDENTIAL	HOVEDHNER	0.1	199	RESIDENTIAL	HOVEDHNER	0.1	284	RESIDENTIAL	HOVEDHNER	0.1	369	RESIDENTIAL	HOVEDHNER	0.1	454	RESIDENTIAL	HOVEDHNER	0.1	539	RESIDENTIAL	HOVEDHNER	0.1	624	RESIDENTIAL	HOVEDHNER	0.1	
15	RESIDENTIAL	HOVEDHNER	0.1	70	RESIDENTIAL	HOVEDHNER	0.1	115	RESIDENTIAL	HOVEDHNER	0.1	200	RESIDENTIAL	HOVEDHNER	0.1	285	RESIDENTIAL	HOVEDHNER	0.1	370	RESIDENTIAL	HOVEDHNER	0.1	455	RESIDENTIAL	HOVEDHNER	0.1	540	RESIDENTIAL	HOVEDHNER	0.1	625	RESIDENTIAL	HOVEDHNER	0.1	
16	RESIDENTIAL	HOVEDHNER	0.2	71	RESIDENTIAL	HOVEDHNER	0.1	116	RESIDENTIAL	HOVEDHNER	0.1	201	RESIDENTIAL	HOVEDHNER	0.1	286	RESIDENTIAL	HOVEDHNER	0.1	371	RESIDENTIAL	HOVEDHNER	0.1	456	RESIDENTIAL	HOVEDHNER	0.1	541	RESIDENTIAL	HOVEDHNER	0.1	626	RESIDENTIAL	HOVEDHNER	0.1	
17	RESIDENTIAL	HOVEDHNER	0.1	72	RESIDENTIAL	HOVEDHNER	0.1	117	RESIDENTIAL	HOVEDHNER	0.1	202	RESIDENTIAL	HOVEDHNER	0.1	287	RESIDENTIAL	HOVEDHNER	0.1	372	RESIDENTIAL	HOVEDHNER	0.1	457	RESIDENTIAL	HOVEDHNER	0.1	542	RESIDENTIAL	HOVEDHNER	0.1	627	RESIDENTIAL	HOVEDHNER	0.1	
18	RESIDENTIAL	HOVEDHNER	0.1	73	RESIDENTIAL	HOVEDHNER	0.1	118	RESIDENTIAL	HOVEDHNER	0.1	203	RESIDENTIAL	HOVEDHNER	0.1	288	RESIDENTIAL	HOVEDHNER	0.1	373	RESIDENTIAL	HOVEDHNER	0.1	458	RESIDENTIAL	HOVEDHNER	0.1	543	RESIDENTIAL	HOVEDHNER	0.1	628	RESIDENTIAL	HOVEDHNER	0.1	
19	RESIDENTIAL	HOVEDHNER	0.1	74	RESIDENTIAL	HOVEDHNER	0.1	119	RESIDENTIAL	HOVEDHNER	0.1	204	RESIDENTIAL	HOVEDHNER	0.1	289	RESIDENTIAL	HOVEDHNER	0.1	374	RESIDENTIAL	HOVEDHNER	0.1	459	RESIDENTIAL	HOVEDHNER	0.1	544	RESIDENTIAL	HOVEDHNER	0.1	629	RESIDENTIAL	HOVEDHNER	0.1	
20	RESIDENTIAL	HOVEDHNER	0.1	75	RESIDENTIAL	HOVEDHNER	0.1	120	RESIDENTIAL	HOVEDHNER	0.1	205	RESIDENTIAL	HOVEDHNER	0.1	290	RESIDENTIAL	HOVEDHNER	0.1	375	RESIDENTIAL	HOVEDHNER	0.1	460	RESIDENTIAL	HOVEDHNER	0.1	545	RESIDENTIAL	HOVEDHNER	0.1	630	RESIDENTIAL	HOVEDHNER	0.1	
21	RESIDENTIAL	HOVEDHNER	0.1	76	RESIDENTIAL	HOVEDHNER	0.1	121	RESIDENTIAL	HOVEDHNER	0.1	206	RESIDENTIAL	HOVEDHNER	0.1	291	RESIDENTIAL	HOVEDHNER	0.1	376	RESIDENTIAL	HOVEDHNER	0.1	461	RESIDENTIAL	HOVEDHNER	0.1	546	RESIDENTIAL	HOVEDHNER	0.1	631	RESIDENTIAL	HOVEDHNER	0.1	
22	RESIDENTIAL	HOVEDHNER	0.1	77	RESIDENTIAL	HOVEDHNER	0.1	122	RESIDENTIAL	HOVEDHNER	0.1	207	RESIDENTIAL	HOVEDHNER	0.1	292	RESIDENTIAL	HOVEDHNER	0.1	377	RESIDENTIAL	HOVEDHNER	0.1	462	RESIDENTIAL	HOVEDHNER	0.1	547	RESIDENTIAL	HOVEDHNER	0.1	632	RESIDENTIAL	HOVEDHNER	0.1	
23	RESIDENTIAL	HOVEDHNER	0.1	78	RESIDENTIAL	HOVEDHNER	0.1	123	RESIDENTIAL	HOVEDHNER	0.1	208	RESIDENTIAL	HOVEDHNER	0.1	293	RESIDENTIAL	HOVEDHNER	0.1	378	RESIDENTIAL	HOVEDHNER	0.1	463	RESIDENTIAL	HOVEDHNER	0.1	548	RESIDENTIAL	HOVEDHNER	0.1	633	RESIDENTIAL	HOVEDHNER	0.1	
24	RESIDENTIAL	HOVEDHNER	0.1	79	RESIDENTIAL	HOVEDHNER	0.1	124	RESIDENTIAL	HOVEDHNER	0.1	209	RESIDENTIAL	HOVEDHNER	0.1	294	RESIDENTIAL	HOVEDHNER	0.1	379	RESIDENTIAL	HOVEDHNER	0.1	464	RESIDENTIAL	HOVEDHNER	0.1	549	RESIDENTIAL	HOVEDHNER	0.1	634	RESIDENTIAL	HOVEDHNER	0.1	
25	RESIDENTIAL	HOVEDHNER	0.1	80	RESIDENTIAL	HOVEDHNER	0.1	125	RESIDENTIAL	HOVEDHNER	0.1	210	RESIDENTIAL	HOVEDHNER	0.1	295	RESIDENTIAL	HOVEDHNER	0.1	380	RESIDENTIAL	HOVEDHNER	0.1	465	RESIDENTIAL	HOVEDHNER	0.1	550	RESIDENTIAL	HOVEDHNER	0.1	635	RESIDENTIAL	HOVEDHNER	0.1	
26	RESIDENTIAL	HOVEDHNER	0.1	81	RESIDENTIAL	HOVEDHNER	0.1	126	RESIDENTIAL	HOVEDHNER	0.1	211	RESIDENTIAL	HOVEDHNER	0.1	296	RESIDENTIAL	HOVEDHNER	0.1	381	RESIDENTIAL	HOVEDHNER	0.1	466	RESIDENTIAL	HOVEDHNER	0.1	551	RESIDENTIAL	HOVEDHNER	0.1	636	RESIDENTIAL	HOVEDHNER	0.1	
27	RESIDENTIAL	HOVEDHNER	0.1	82	RESIDENTIAL	HOVEDHNER	0.1	127	RESIDENTIAL	HOVEDHNER	0.1	212	RESIDENTIAL	HOVEDHNER	0.1	297	RESIDENTIAL	HOVEDHNER	0.1	382	RESIDENTIAL	HOVEDHNER	0.1	467	RESIDENTIAL	HOVEDHNER	0.1	552	RESIDENTIAL	HOVEDHNER	0.1	637	RESIDENTIAL	HOVEDHNER	0.1	
28	RESIDENTIAL	HOVEDHNER	0.1	83	RESIDENTIAL	HOVEDHNER	0.1	128	RESIDENTIAL	HOVEDHNER	0.1	213	RESIDENTIAL	HOVEDHNER	0.1	298	RESIDENTIAL	HOVEDHNER	0.1	383	RESIDENTIAL	HOVEDHNER	0.1	468	RESIDENTIAL	HOVEDHNER	0.1	553	RESIDENTIAL	HOVEDHNER	0.1	638	RESIDENTIAL	HOVEDHNER	0.1	
29	ALLEY	HOA	0.3	84	RESIDENTIAL	HOVEDHNER	0.1	129	RESIDENTIAL	HOVEDHNER	0.1	214	RESIDENTIAL	HOVEDHNER	0.1	299	RESIDENTIAL	HOVEDHNER	0.1	384	RESIDENTIAL	HOVEDHNER	0.1	469	RESIDENTIAL	HOVEDHNER	0.1	554	RESIDENTIAL	HOVEDHNER	0.1	639	RESIDENTIAL	HOVEDHNER	0.1	
30	RESIDENTIAL	HOVEDHNER	0.1	85	ALLEY	HOA	0.2	130	RESIDENTIAL	HOVEDHNER	0.1	215	RESIDENTIAL	HOVEDHNER	0.1	300	RESIDENTIAL	HOVEDHNER	0.1	385	RESIDENTIAL	HOVEDHNER	0.1	470	RESIDENTIAL	HOVEDHNER	0.1	555	RESIDENTIAL	HOVEDHNER	0.1	640	RESIDENTIAL	HOVEDHNER	0.1	
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33	LANDSCAPE	HOA	0.1	88	RESIDENTIAL	HOVEDHNER	0.1	133	RESIDENTIAL	HOVEDHNER	0.1	218	RESIDENTIAL	HOVEDHNER	0.1	303	RESIDENTIAL	HOVEDHNER	0.1	388	RESIDENTIAL	HOVEDHNER	0.1	473	RESIDENTIAL	HOVEDHNER	0.1	558	RESIDENTIAL	HOVEDHNER	0.1	643	RESIDENTIAL	HOVEDHNER	0.1	
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35	RESIDENTIAL	HOVEDHNER	0.1	90	RESIDENTIAL	HOVEDHNER	0.1	135	LANDSCAPE	HOA	0.2	220	RESIDENTIAL	HOVEDHNER	0.1	305	RESIDENTIAL	HOVEDHNER	0.1	390	RESIDENTIAL	HOVEDHNER	0.1	475	RESIDENTIAL	HOVEDHNER	0.1	560	RESIDENTIAL	HOVEDHNER	0.1	645	RESIDENTIAL	HOVEDHNER	0.1	
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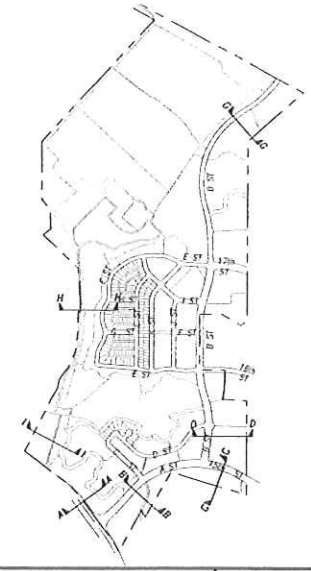
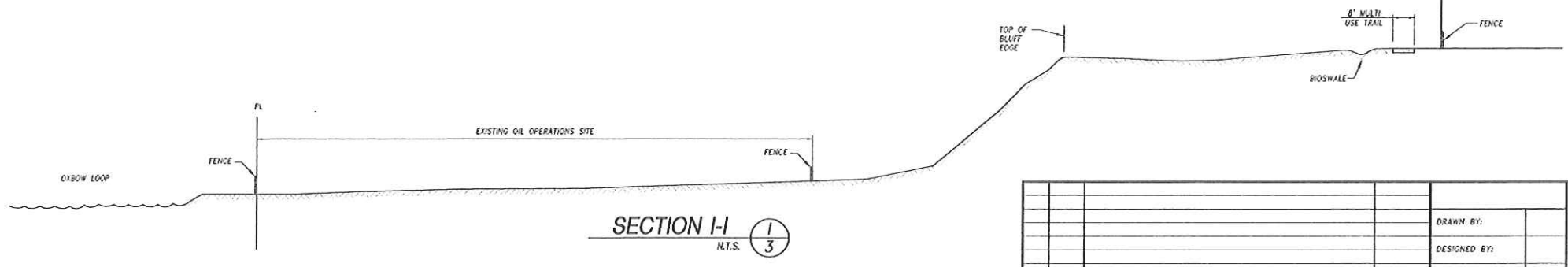
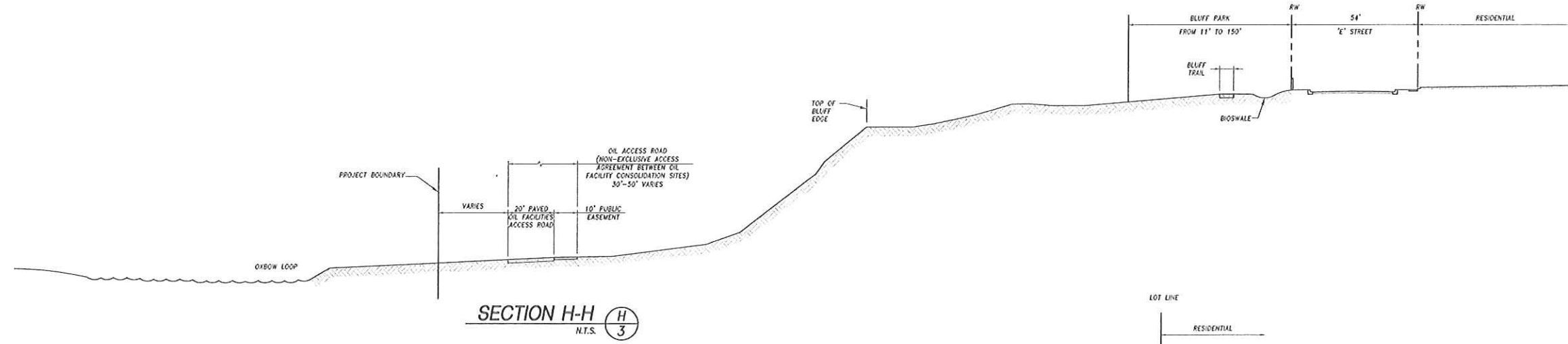
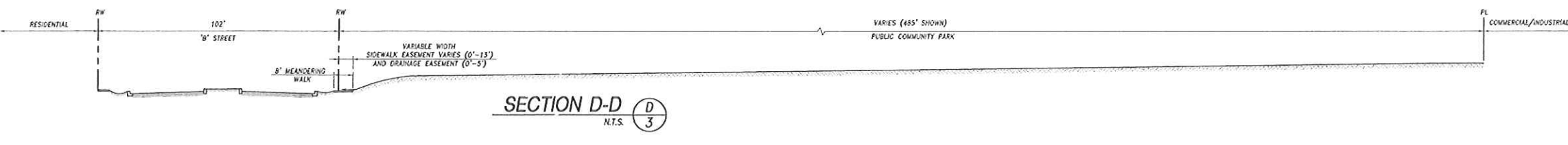
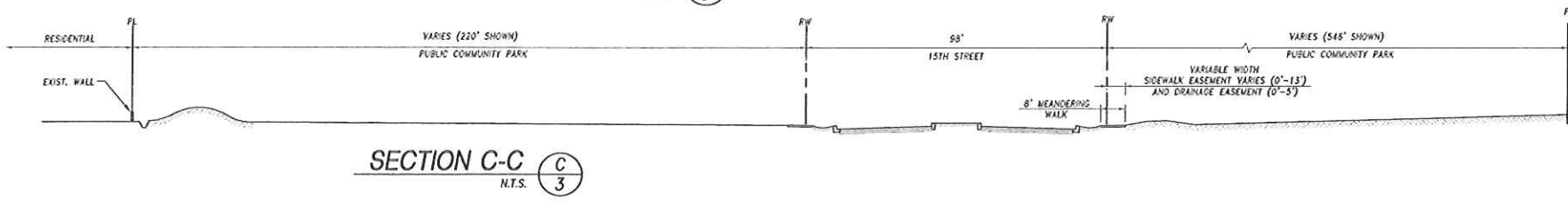
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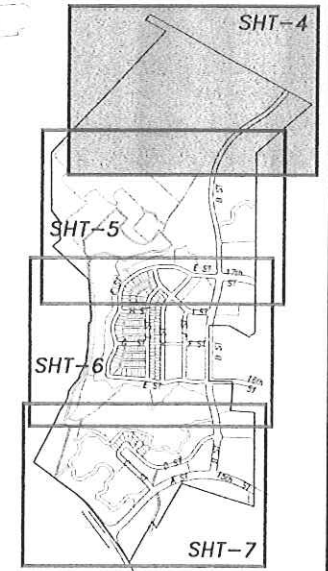
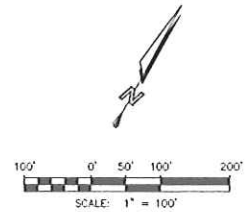
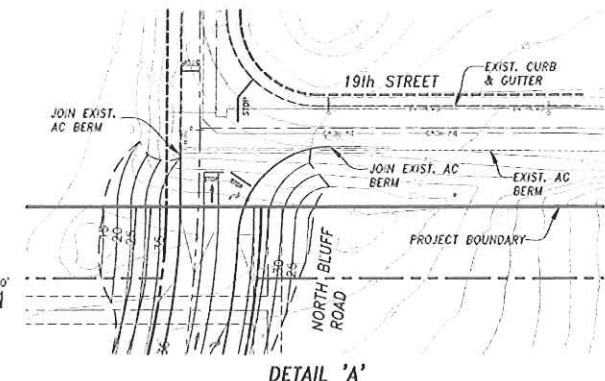
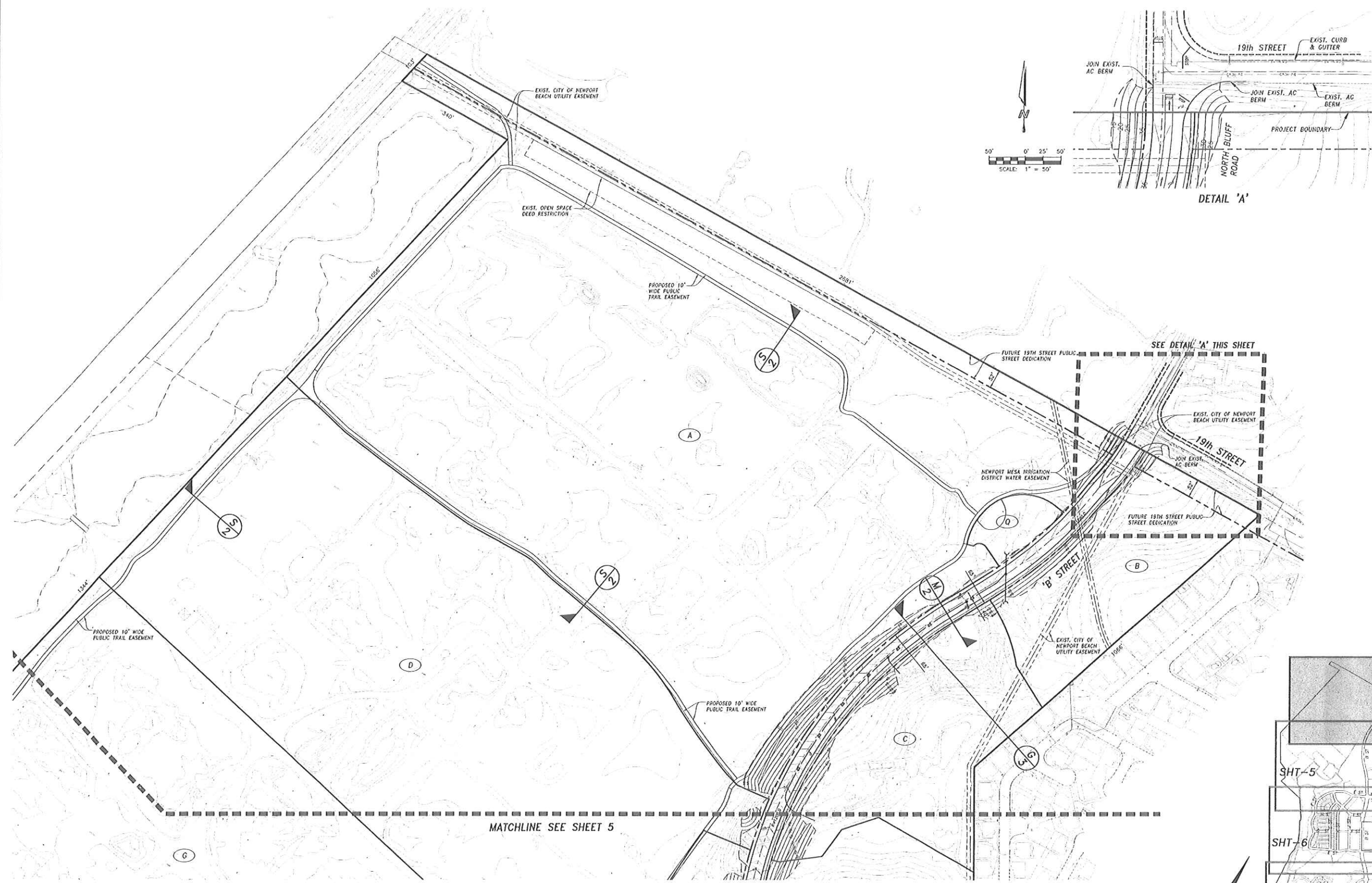
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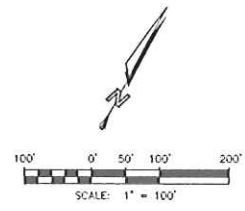
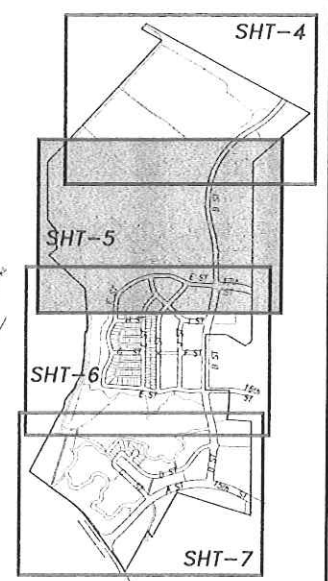
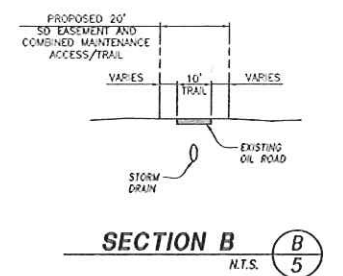
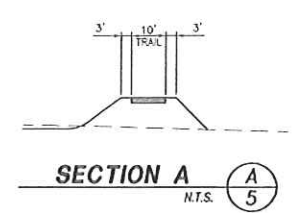
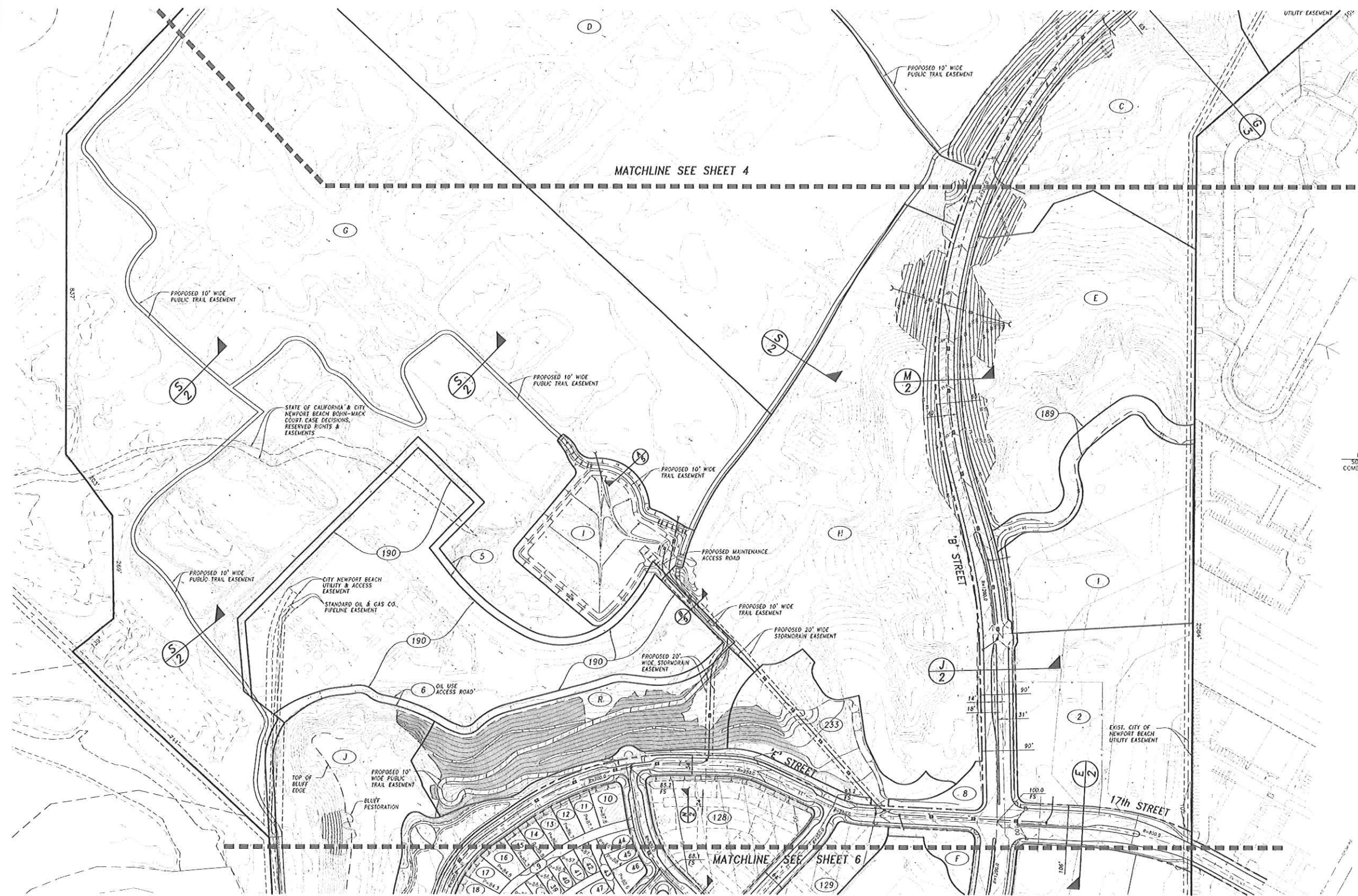
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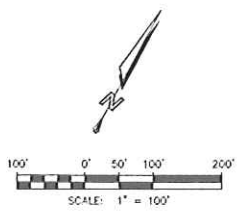
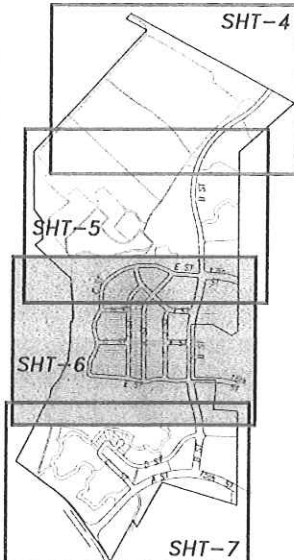
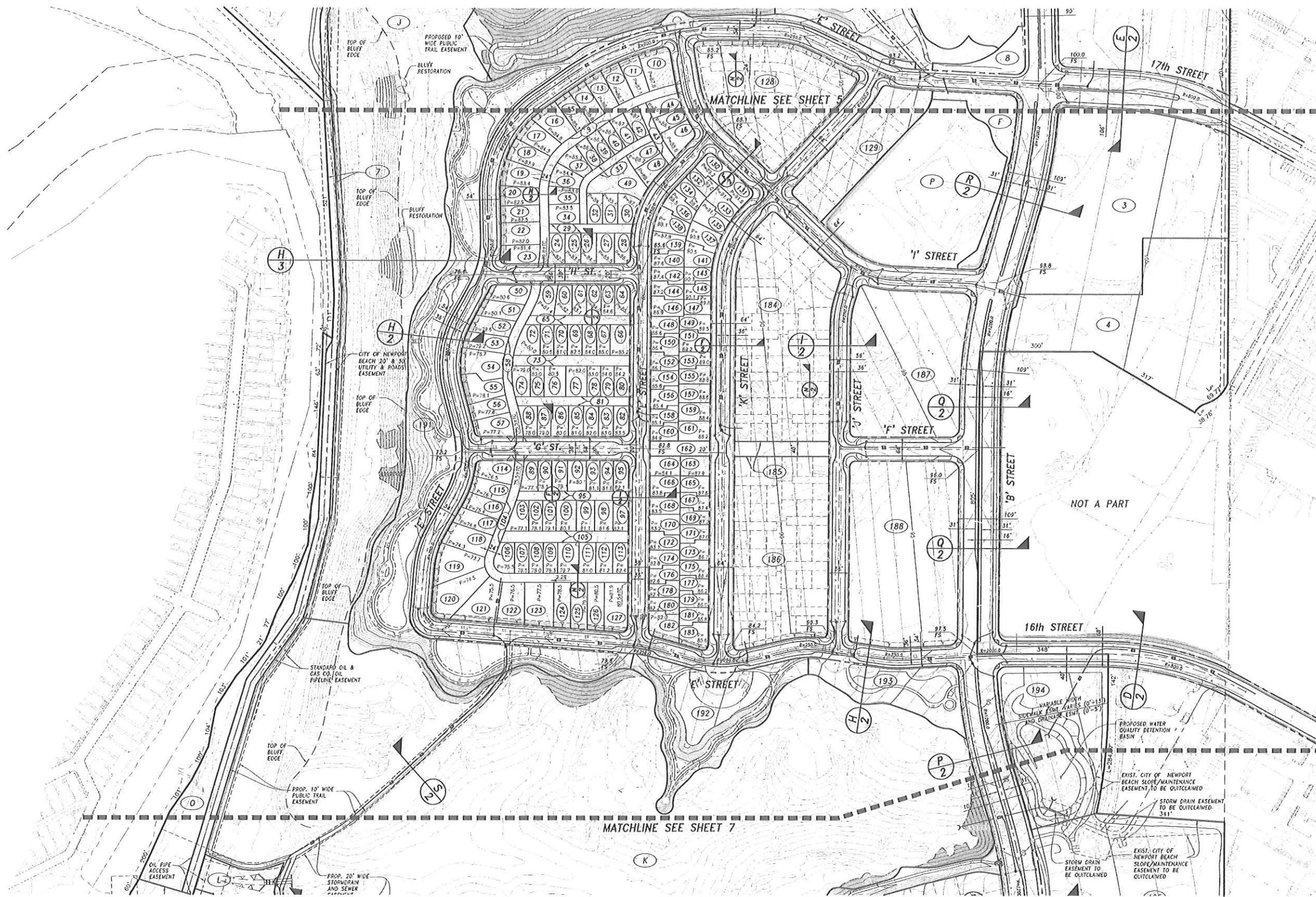
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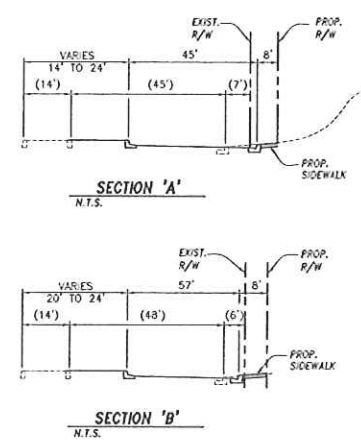
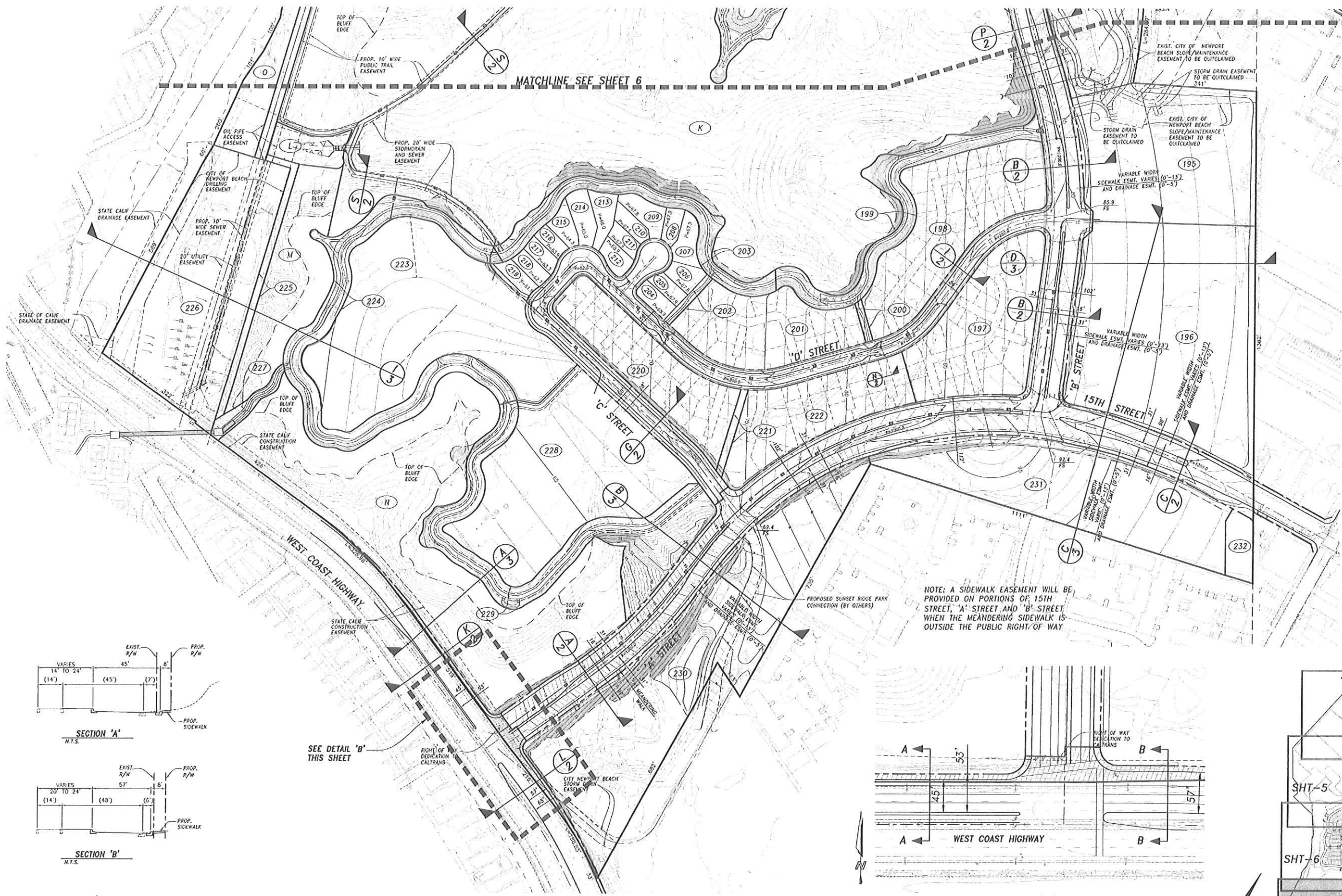
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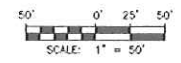
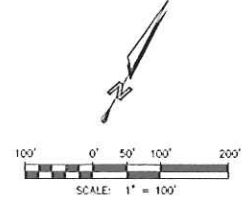
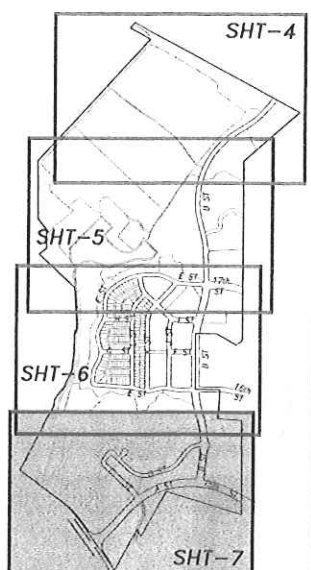
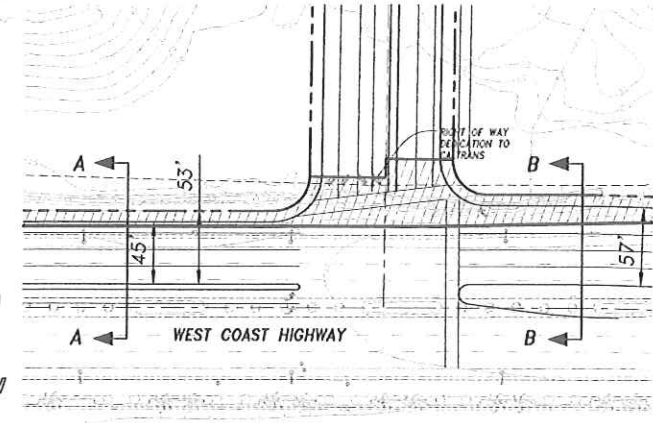
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## **8.1 Purpose and Intent**

The purpose of this chapter is to describe the Master Roadway and Infrastructure Plans for the Project. This chapter includes exhibits and text illustrating and describing the pattern and hierarchy of roadways proposed to serve the development, and master infrastructure plans for domestic and fire water service and wastewater collection and treatment. Descriptions of off-site improvements or regional upgrades to existing systems required to serve the Project are included in this chapter.

## **8.2 Master Roadway Improvements**

### **8.2.1 Master Roadway Plan**

A network of new public roadways will be constructed within the Project Site, providing access to the Project Site from existing West Coast Highway, 15th Street, 16th Street, 17th Street, and 19th Street.

The roadway system for the Project Site is illustrated in Exhibit 8-1, “Master Roadway Plan and Key Map.” As shown, a hierarchy of streets is planned, including primary roadways connecting to existing public arterial roadways, a system of local roads, and private alleys within the Project. Following construction regulatory clearances, all roadways within the Project shall be constructed as shown in Exhibits 8-1 through 8-15.

### **8.2.2 Project Entries and Off-Site Improvements**

#### **1. West Coast Highway-Bluff Road Entry/Intersection Improvements**

The primary Newport Beach entrance to the Project shall be from West Coast Highway via (new) Bluff Road, as illustrated in Exhibit 8-2, “West Coast Highway – Bluff Road Entry/Intersection Improvements.” A T-intersection shall be constructed consistent with the County’s MPAH and the City’s General Plan Circulation Element. In order to accommodate the lane geometry envisioned by the City’s General Plan, a portion of West Coast Highway shall be widened.

West Coast Highway is currently owned and maintained by the California Department of Transportation (Caltrans), and therefore, permits that affect the highway shall be coordinated with and approved by Caltrans.



## ***MASTER DEVELOPMENT PLAN***

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The improvements to be constructed to West Coast Highway as part of the Project are illustrated in Exhibit 8-9, “Sections K-K and L-L – West Coast Highway.” As shown on this exhibit and Exhibit 8-2, the improvements to West Coast Highway as part of the Project include widening improvements at the Bluff Road entry to the Project Site, on- and off-site deceleration/acceleration transitions along the roadway, and intersection improvements such as median turn pockets and lane striping. A public sidewalk will be constructed from the easterly Project Boundary to Bluff Road. Generally, improvements along West Coast Highway are constrained by existing wetlands and habitat.

### **2. 15th Street Entry/ Off-Site Improvements**

A full section of required 15th Street right-of-way does not currently connect with the Project Site. The City’s General Plan designates 15th Street as a Primary Road. As illustrated in Exhibit 8-3, “15th Street Entry and Off-Site Improvements,” 15th Street shall be constructed from Bluff Road to Monrovia Avenue. Project improvements shall transition in a generally tapering manner to existing street improvements to the east.

### **3. 16th Street Entry/ Off-Site Improvements**

The off-site extension of 16th Street to the Project Site has been accommodated in the previous planning and construction of the City of Newport Beach Utilities Yard, and adequate setbacks are available to build the street improvements. As illustrated in Exhibit 8-4, “16th Street Entry and Off-Site Improvements,” 16th Street shall be extended, with a centerline located on the current property line between the NMUSD property and the City’ Utility Yard property.

### **4. North Bluff Road/Off-Site Improvements**

Exhibit 8-5, “North Bluff Road Off-Site Improvements,” illustrates off-site improvements adjacent to the Project Site boundary within NMUSD property on the east. Approximately one half of the right of way improvements required for this segment of North Bluff Road shall be constructed within NMUSD property.

### **5. 17th Street Entry**

17th Street currently terminates at the easterly boundary of the Project Site. As illustrated in Exhibit 8-6, “17th Street Entry Off-Site Improvements,” a Project entry shall be constructed at the Project Site Boundary and the terminus of 17<sup>th</sup> Street. The Master Roadway Plan includes the construction of an extension of 17<sup>th</sup> Street west of the Project Site boundary to intersect with North Bluff Road.

## ***MASTER ROADWAY AND INFRASTRUCTURE PLANS***

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### **6. 19th Street Entry/Off-Site Improvements**

North Bluff Road is proposed to connect with existing 19th Street at the Project's northern property line. Improvements to 19th Street, which shall be constructed as part of the Project entry, are illustrated on Exhibit 8-7, "19th Street and North Bluff Road Entry and Off-Site Improvements."

Additionally, a right-of-way is reserved on the Project subdivision map for a potential future extension of 19th Street to the Santa Ana River by the City, County, and/or other public agency.

### **7. Pedestrian and Bicycle Bridge over West Coast Highway/Off-Site Improvements**

A public pedestrian and bicycle bridge will be constructed as part of the Project over West Coast Highway (State Highway 1) from a connection in South Bluff Park and the Resort Colony to a connection in West Newport Park, a public park, located on the south side of West Coast Highway and served by public streets. The construction of the pedestrian and bicycle bridge will allow pedestrians and bicyclists to travel between the Project Site and the beach via the park and adjacent public streets, as shown in Exhibit 8-2.

#### **8.2.3 Traffic-Calming Design Features**

In order to reduce speeds of motorists and enhance the pedestrian experience, traffic-calming design features shall be constructed within local streets within the Project as approved by the City Engineer. These features may include mid-block tapers and tapers/chokers at select intersections and modified knuckles. Examples of these elements are shown on Exhibit 8-8, "Traffic-Calming Design Features." Other traffic-calming design features may be approved by the City as part of subdivision map review or Site Development Review.

#### **8.2.4 Project Roadways**

The following sections describe the internal arterial roadway improvements to be constructed as part of the Project.

##### **1. Bluff Road from West Coast Highway to 15th Street; and North Bluff Road from 15th Street to 16th Street**

The design for Bluff Road from West Coast Highway to 15th Street and the design for North Bluff Road from 15th Street to 16th Street are illustrated in Exhibit 8-10, "Sections A-A, B-B, and P-P – Bluff Road (West Coast Highway to 15th Street) and North Bluff Road (15th Street to 16th Street)."



## **MASTER DEVELOPMENT PLAN**

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As shown, both Bluff Road and North Bluff Road shall be constructed with two travel lanes and a five-foot-wide striped on-street bike lane in each direction. An eight-foot-wide meandering walkway, separated from the street by a varying-width landscaped bioswale, shall be constructed on the east side of the road. A five-foot-wide walkway, separated from the street by a landscaped bioswale, shall be constructed on the west side of the road except that, to avoid native habitat impacts, there shall be no sidewalk on the west side of Bluff Road between West Coast Highway and Resort Colony Road. A landscaped median shall be constructed along this length of both Bluff Road and North Bluff Road. Parking shall be prohibited along Bluff Road and North Bluff Road.

### **2. North Bluff Road from 16th Street to 17th Street**

The design for North Bluff Road from 16th Street to 17th Street is illustrated in Exhibit 8-11, "Sections Q-Q and R-R – North Bluff Road (16th Street to 17th Street)."

As shown, North Bluff Road from 16th Street to 17th Street shall be constructed with two travel lanes and a five-foot-wide striped on-street bike lane in each direction. An eight-foot-wide walkway, separated from the street by a landscaped bioswale shall be constructed on the east side of the road and a five-foot-wide walkway, separated from the street by a landscaped bioswale, shall be constructed on the west side of the street. An approximate 16-foot-wide landscaped median shall be constructed along this length of North Bluff Road.

Parking shall be prohibited along this segment of North Bluff Road.

### **3. North Bluff Road from 17th Street to 19th Street**

The design for North Bluff Road is illustrated in Exhibit 8-12, "Sections J-J and M-M – North Bluff Road (17th Street to 19th Street)."

As shown, North Bluff Road from 17th Street to North Bluff Park, north of the Urban Colony, shall be constructed with two travel lanes and a five-foot-wide striped on-street bike lane in one direction, and one travel lane and a five-foot-wide striped on-street bike lane in the other direction. An eight-foot-wide walkway, separated from the street by a landscaped bioswale, shall be constructed on the east side of the road and a 10-foot-wide curb-adjacent landscaped bioswale, shall be constructed on the west side of the road. A landscaped median shall be constructed along this length of North Bluff Road.

To reduce habitat impacts, North Bluff Road between North Bluff Park and 19th Street shall be constructed with a narrower cross-section, with one travel lane and a five-foot-wide striped on-street bike lane in each direction. A six-foot-wide pedestrian walkway, separated from the street by a nine-foot-wide landscaped bioswale, shall be constructed on the east side of the road and a 10-foot-wide curb-adjacent landscaped bioswale shall be constructed on the west side of the road.

## ***MASTER ROADWAY AND INFRASTRUCTURE PLANS***

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A six-foot-wide striped median shall be constructed along this segment of North Bluff Road. Parking shall be prohibited along this segment of North Bluff Road.

### **4. 15th Street, from Project Entry to Bluff Road**

The design for 15th Street within the Project Site is illustrated in Exhibit 8-13, “Sections C-C, D-D, and E-E – 15th, 16th, and 17th Streets.”

As shown, 15th Street within the Project Site shall be constructed with two travel lanes and a five-foot-wide, striped, on-street bike lane in each direction. The roadway shall be divided by a landscaped median. An eight-foot-wide pedestrian walkway separated from the street by a varying-width, landscaped bioswale shall be constructed on each side of the street. Parking shall be prohibited along 15<sup>th</sup> Street

### **5. 16th Street, from Project Entry to North Bluff Road**

The design for 16th Street within the Project Site is illustrated in Exhibit 8-13, “Sections C-C, D-D, and E-E – 15th, 16th, and 17th Streets.”

As shown, 16th Street within the Project Site shall be constructed with 40 feet of paved width, which can accommodate one travel lane in each direction and parking on both sides of the street. A five-foot-wide pedestrian walkway, separated from the street by a landscaped bioswale, will be provided on each side of the street. Parking shall be permitted along both sides of this segment of 16<sup>th</sup> Street

### **6. 17th Street, from Project Entry to North Bluff Road**

The design for 17th Street within the Project Site is illustrated in Exhibit 8-13, “Sections C-C, D-D, and E-E – 15th, 16th, and 17th Streets.”

As shown, 17th Street within the Project Site shall be constructed with two travel lanes and a five-foot-wide, striped, on-street bike lane in each direction. A five-foot-wide pedestrian walkway, separated from the street by a landscaped bioswale, shall be constructed on both sides of the street. A landscaped median shall be developed along the length of 17th Street within the Project Site. Parking shall be prohibited along this segment of 17<sup>th</sup> Street.

### **7. Resort Colony Road, from Bluff Road to “D” Street**

Resort Colony Road extends from Bluff Road to connect with a local roadway to serve the South Family Village. Resort Colony Road shall be constructed with one travel lane in each direction. An eight-foot-wide pedestrian walkway, separated from the street by a landscaped bioswale, shall be constructed on each side of the roadway, with no on-street parking. The design for Resort

## ***MASTER DEVELOPMENT PLAN***

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Colony Road is illustrated in Exhibit 8-14, “Sections G-G and H-H – Resort Colony Road and Scenic Drive.”

### **8. Scenic Drive, from 16th Street to 17th Street**

Scenic Drive will connect to North Bluff Road at 16<sup>th</sup> and 17<sup>th</sup> Streets, and will extend adjacent to North Bluff Park along the south, west, and north perimeter of the North Family Village. Scenic Drive shall be constructed with one travel lane and one curb-adjacent parking lane in each direction. A four-foot-wide pedestrian walkway, separated from the street by a six-foot-wide landscaped parkway, shall be constructed on the side of the roadway adjacent to residential uses. A meandering trail shall be developed on the opposite side of the roadway within North Bluff Park. Parking is allowed on both sides of Scenic Drive. The design for the Scenic Drive is illustrated in Exhibit 8-14, “Sections G-G and H-H – Resort Colony Road and Scenic Drive.”

### **9. Local Roads**

Local Roads shall be constructed with one travel lane and one curb-adjacent parking lane in each direction. A four-foot-wide pedestrian walkway, separated from the street by either a minimum six-foot-wide landscaped parkway or an eight-foot-wide landscaped bioswale depending upon the location, shall be constructed on both sides of the street. Parking is allowed on both sides of local roads. The design for Local Roads is illustrated in Exhibit 8-15, “Sections F-F, I-I, and N-N – Typical Local Roads and Private Alley.”

### **10. Private Alleys**

Private alleys shall be constructed with a minimum width of 28 feet between buildings with a varying width 20- to 24-foot-wide paved travel lane and a three- to four-foot-wide area for landscaping and garage access on each side of the alley. Parking is prohibited along both sides of alleys. The design for Private Alleys is illustrated in Exhibit 8-15, “Sections F-F, I-I, and N-N – Typical Local Roads and Private Alley.”



### **8.3 Master Infrastructure and Utilities**

#### **8.3.1 Domestic Water Distribution**

##### **1. Existing Conditions**

The Project Site is located within the City of Newport Beach's domestic water service area. Existing Newport Beach distribution facilities are located adjacent to the Project Site in West Coast Highway, 16th Street, and Ticonderoga Street. A transmission main exists at the north edge of the Project Site, which transports well water to the City-operated treatment facility and reservoir on 16th Street (Utilities Yard)

##### **2. Master Water Plan**

Domestic water demand for the Project includes water for dust control during construction, water for landscaping and irrigation needs, adequate water to meet fire-flow requirements, and potable water for all residential, commercial, and visitor-serving resort uses planned for the Project Site.

Exhibit 8-16, "Master Water Plan," depicts the backbone water facilities to be constructed as part of the Project. As shown, the proposed domestic water system shall connect to the existing City of Newport Beach water facilities in 16th Street, 15th Street at Monrovia, Ticonderoga Street, and West Coast Highway. Within the Project Site, a network of 8- to 12-inch-diameter water mains shall be constructed to provide service to the various uses

No reclaimed water distribution is planned since a qualified service provider is not available.

#### **8.3.2 Wastewater Collection and Disposal**

##### **1. Existing Conditions**

The City of Newport Beach has wastewater collection facilities adjacent to the Project Site, located in West Coast Highway, 19th Street, and Ticonderoga Street. The Ticonderoga and West Coast Highway sewer systems are connected to the County Sanitation District of Orange County's (CSDOC's) Bitter Point Pump Station near the southwest corner of the Project Site, adjoining West Coast Highway. Discharge from the 19th Street sewer flows northerly to a City-operated pump station at the end of Walkabout Circle, where the discharge is directed to the CSDOC's Wastewater Treatment Plant.

The CSDOC operates facilities in West Coast Highway as well as the Bitter Point Pump Station and two force mains located within the Project Site. The trunk system in West Coast Highway is part of the Newport Beach Trunk Sewer System which serves the southeastern portion of the

## **MASTER DEVELOPMENT PLAN**

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CSDOC's Districts No. 5 and No. 6. From the Bitter Point Pump Station, the effluent is pumped through the force mains on-site and then flows via a siphon under the Santa Ana River to Wastewater Treatment Plant 2.

Improvements by the CSDOC to improve the Bitter Point Pump Station and force mains will be completed prior to the time of Project occupancy. The proposed improvements will increase flow through capacity and reliability.

The existing oil extraction operation on the Project Site produces water which is cleaned and then directed to a 12-inch-diameter pipe that joins the County Sanitation District Facility upstream of the siphon at the Santa Ana River. As part of the CSDOC upgrades, arrangements will be made for the oil operation effluent to be pumped by the oil operators (i.e., WNOG and the City of Newport Beach) to a point upstream of the pump station.

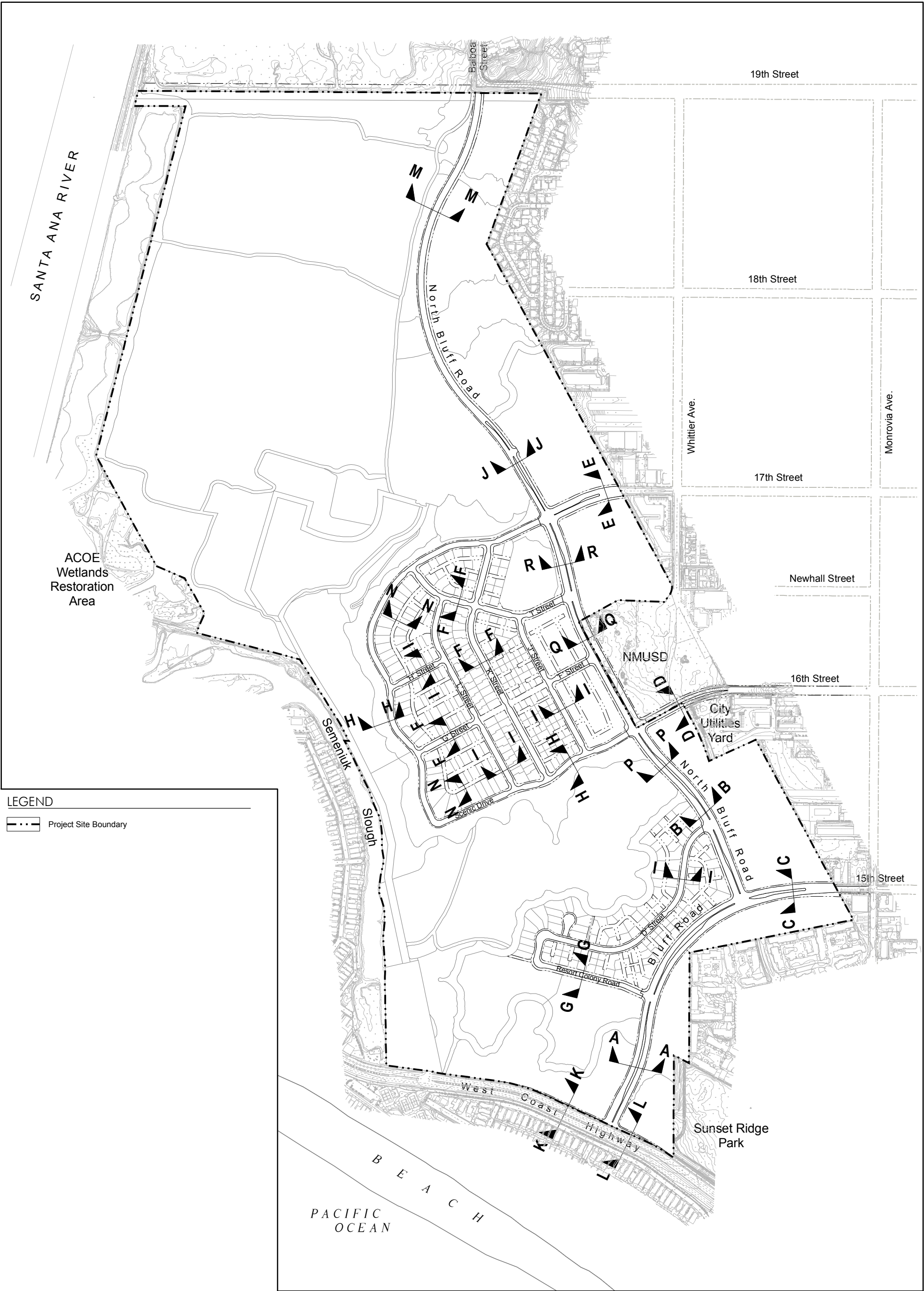
### **2. Master Wastewater Plan**

Exhibit 8-17, "Master Wastewater Plan," depicts the backbone wastewater facilities to be constructed as part of the Project. As shown, the Project shall provide a sanitary sewer network to serve the proposed residential, commercial, resort inn, and public park uses. Effluent from the development areas shall be collected and directed to the CSDOC trunk sewer upstream of the Bitter Point Pump Station via 10 and 12-inch-diameter pipes. The on-site sewer system shall be public, and owned and maintained by the City of Newport Beach.

#### **8.3.3 Dry Utilities and Services**

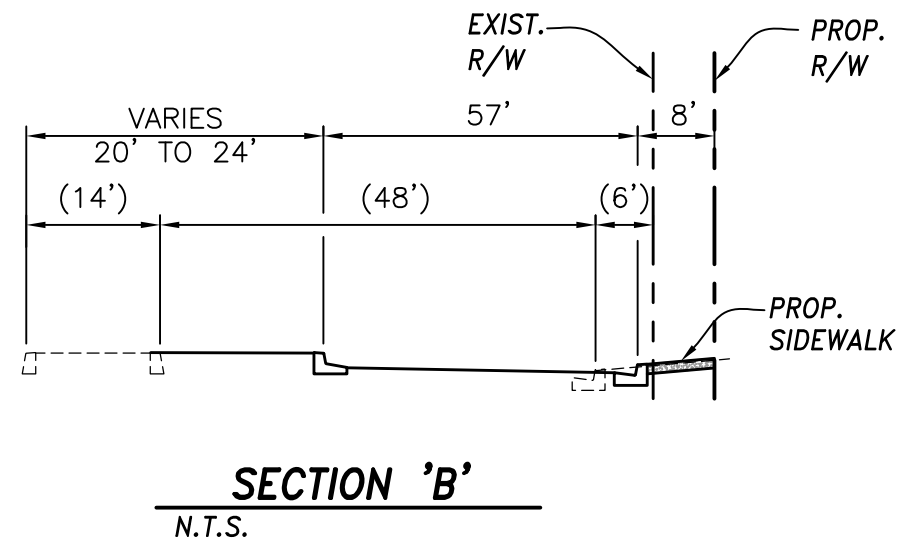
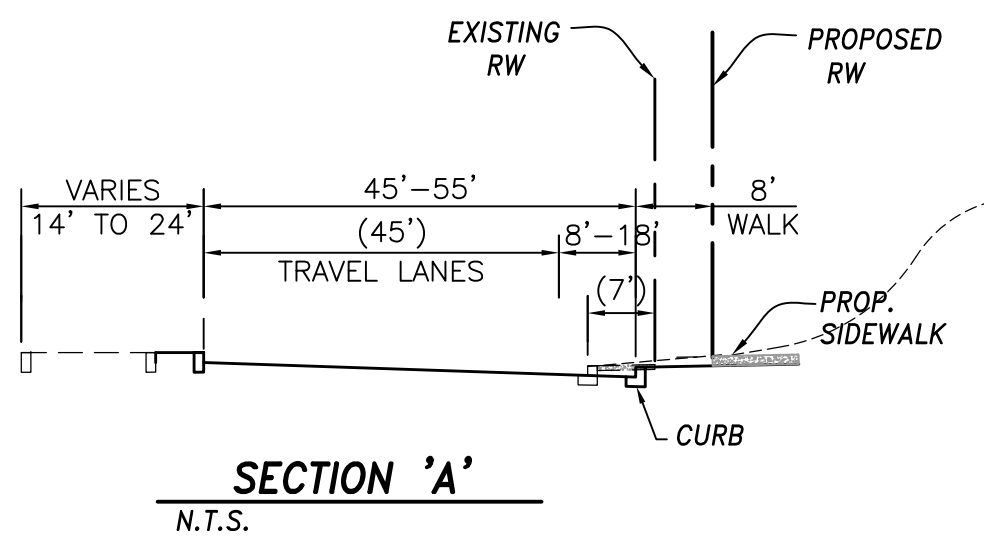
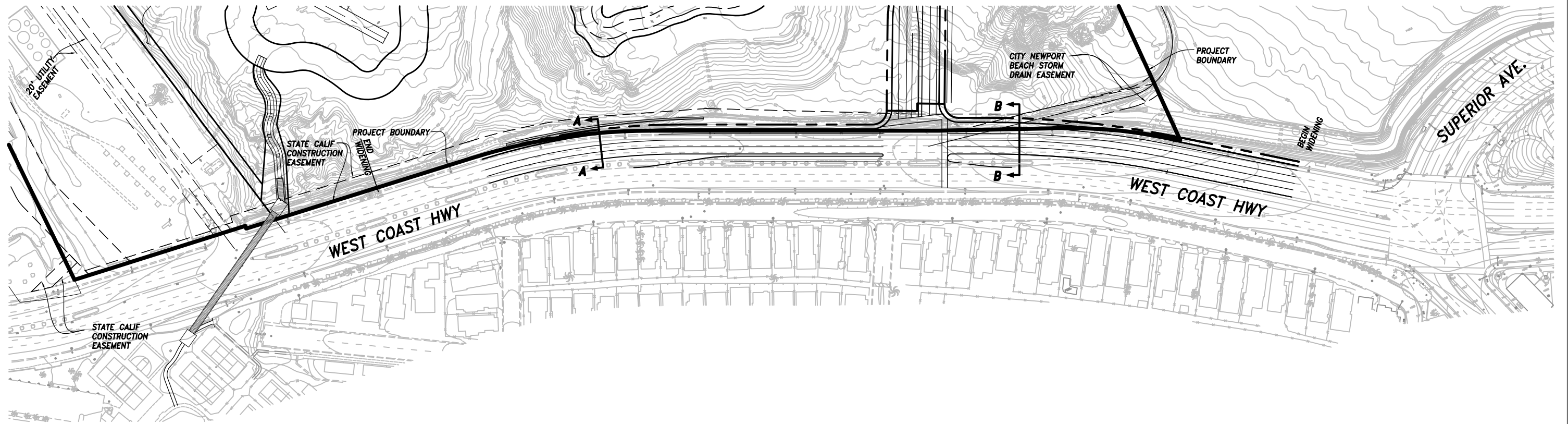
Dry utilities and services shall be provided to the proposed Project by the following purveyors:

- Electrical – Southern California Edison Company;
- Gas – The Gas Company;
- Telephone – Pacific Bell; and
- Cable Television/Internet/Telephone – Time Warner.





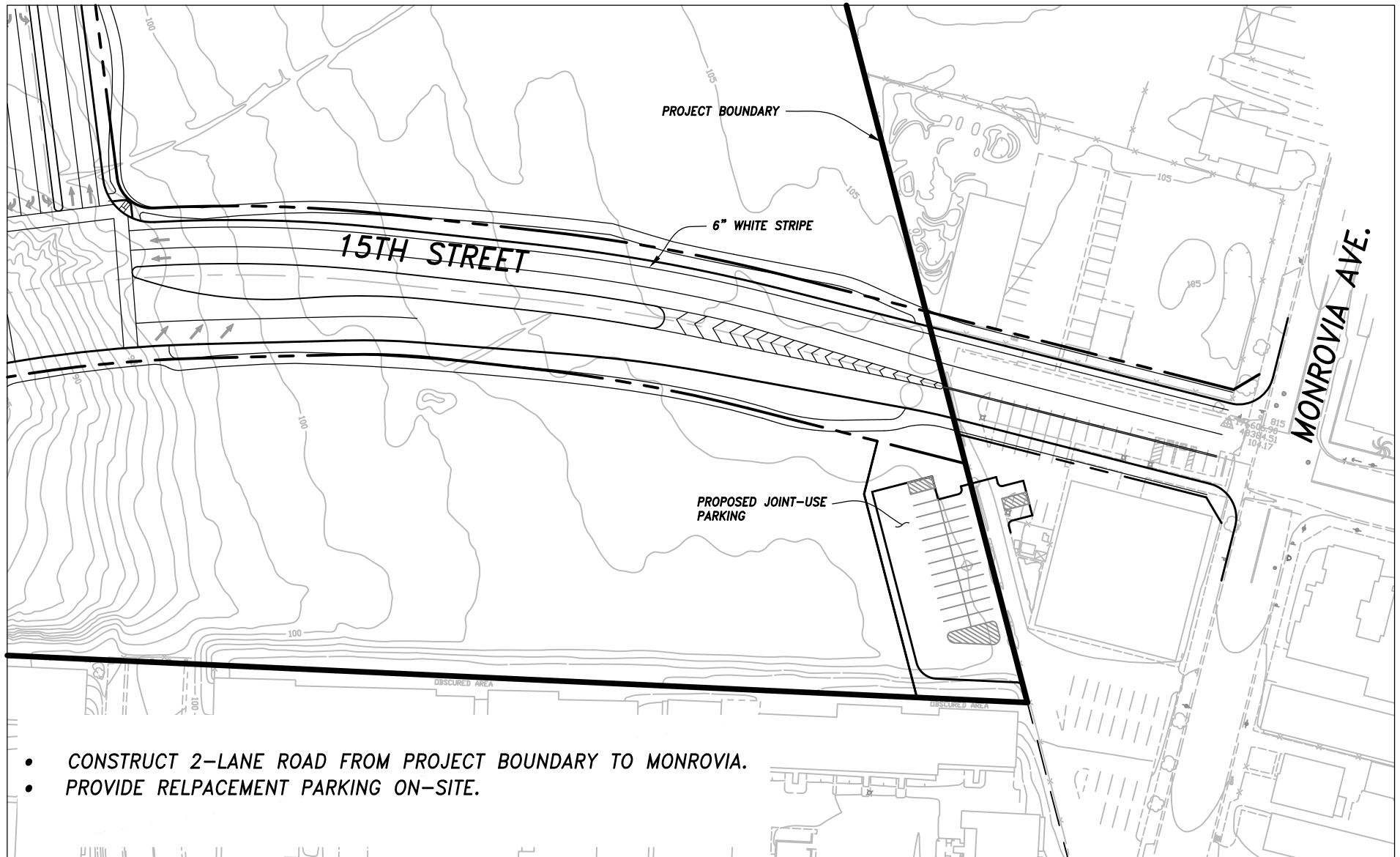




- PROVIDE PEDESTRIAN BRIDGE OVER WCH.
- CONSTRUCT LANDING FOR PEDESTRIAN BRIDGE WITHIN WEST NEWPORT PARK.
- PROVIDE DUAL LEFT TURN LANE ON EASTBOUND WCH.
- WIDEN WCH TO ACCOMMODATE DUAL LEFT TURNS, AND 4TH LANE FROM SUPERIOR TO BLUFF ROAD.
- SIGNALIZE BLUFF ROAD INTERSECTION WITH WCH.
- DEDICATE ADDITIONAL RIGHT OF WAY.







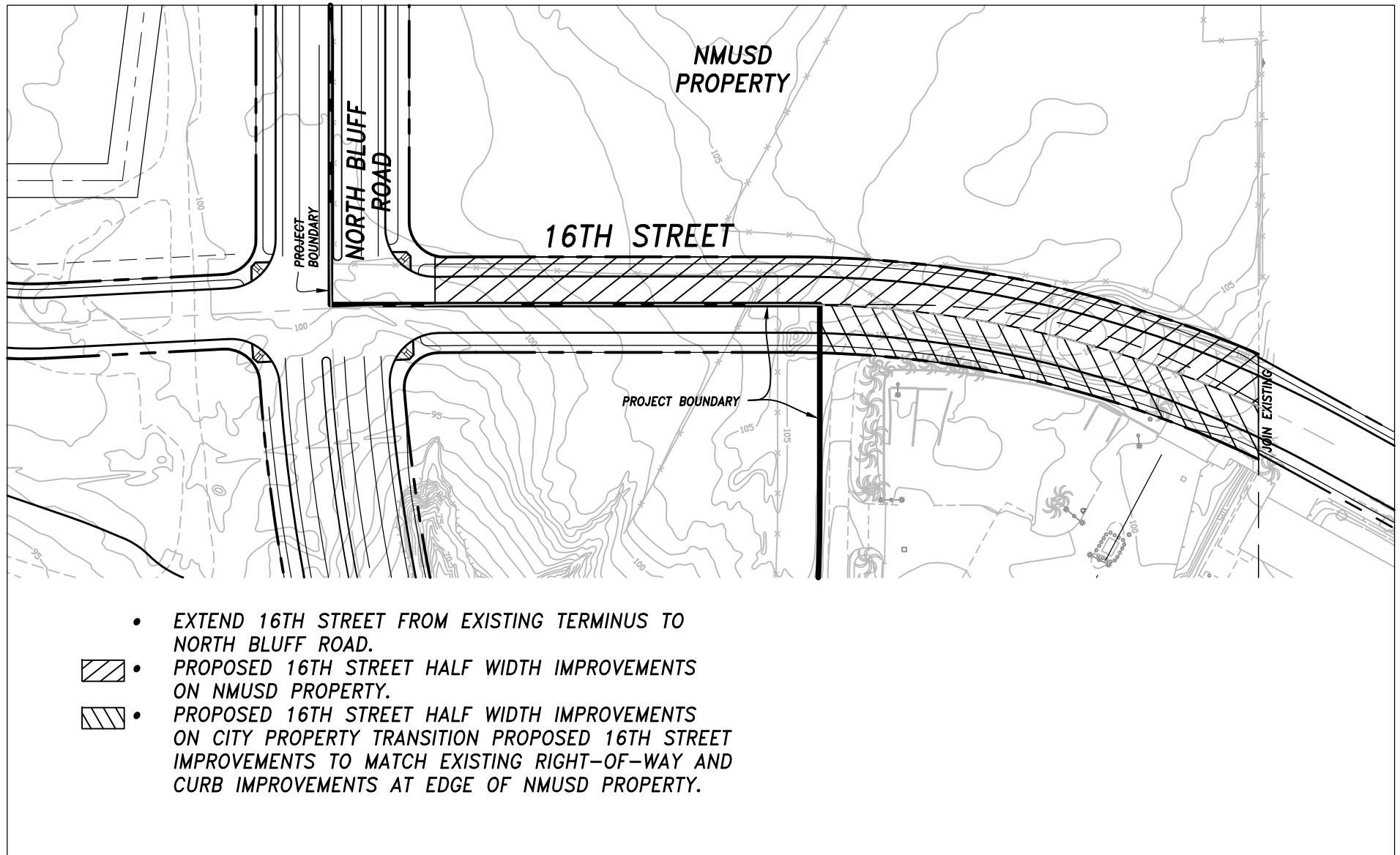
## Exhibit 8-3 15th Street Entry and Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California







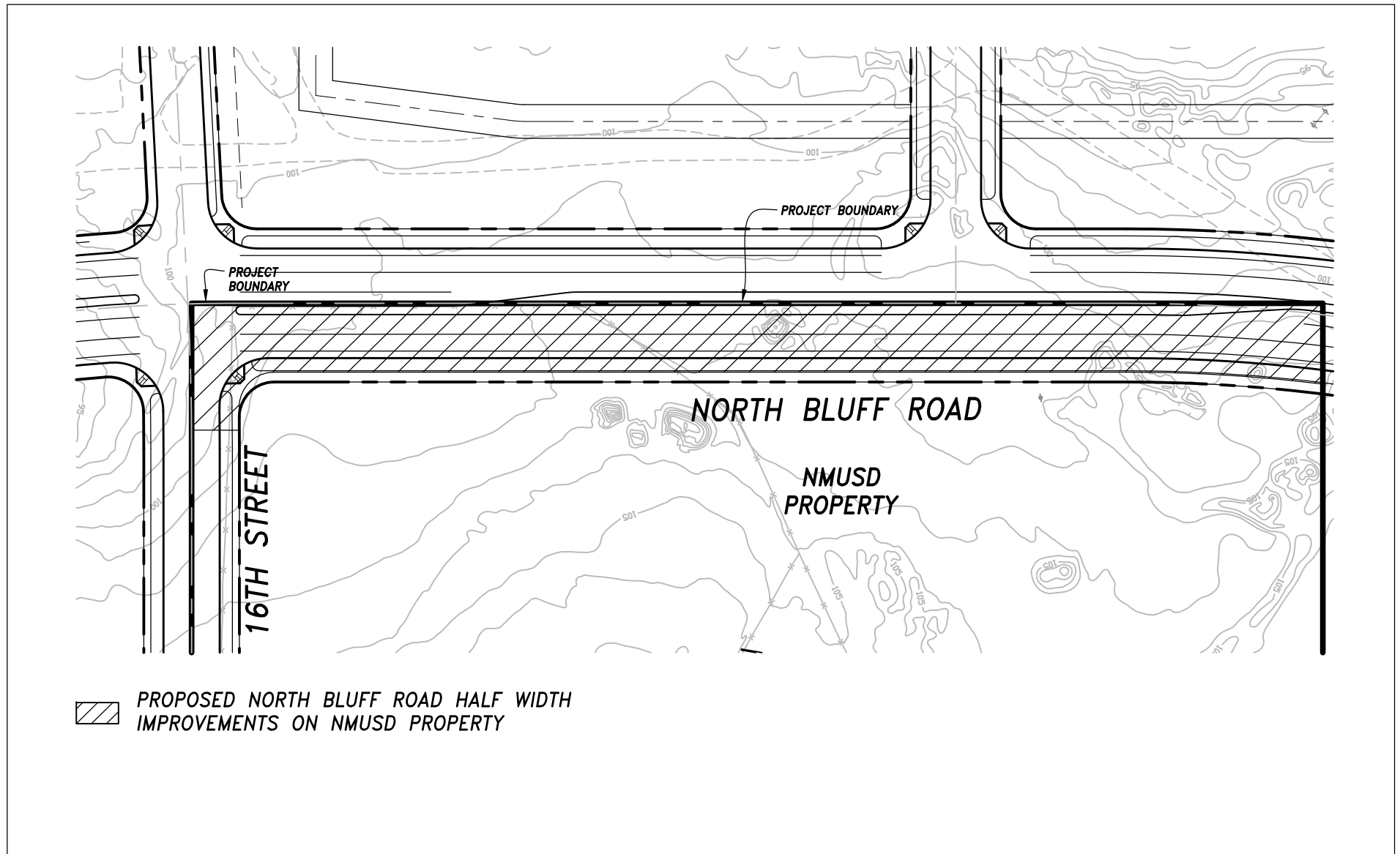
## Exhibit 8-4 16th Street Entry and Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California







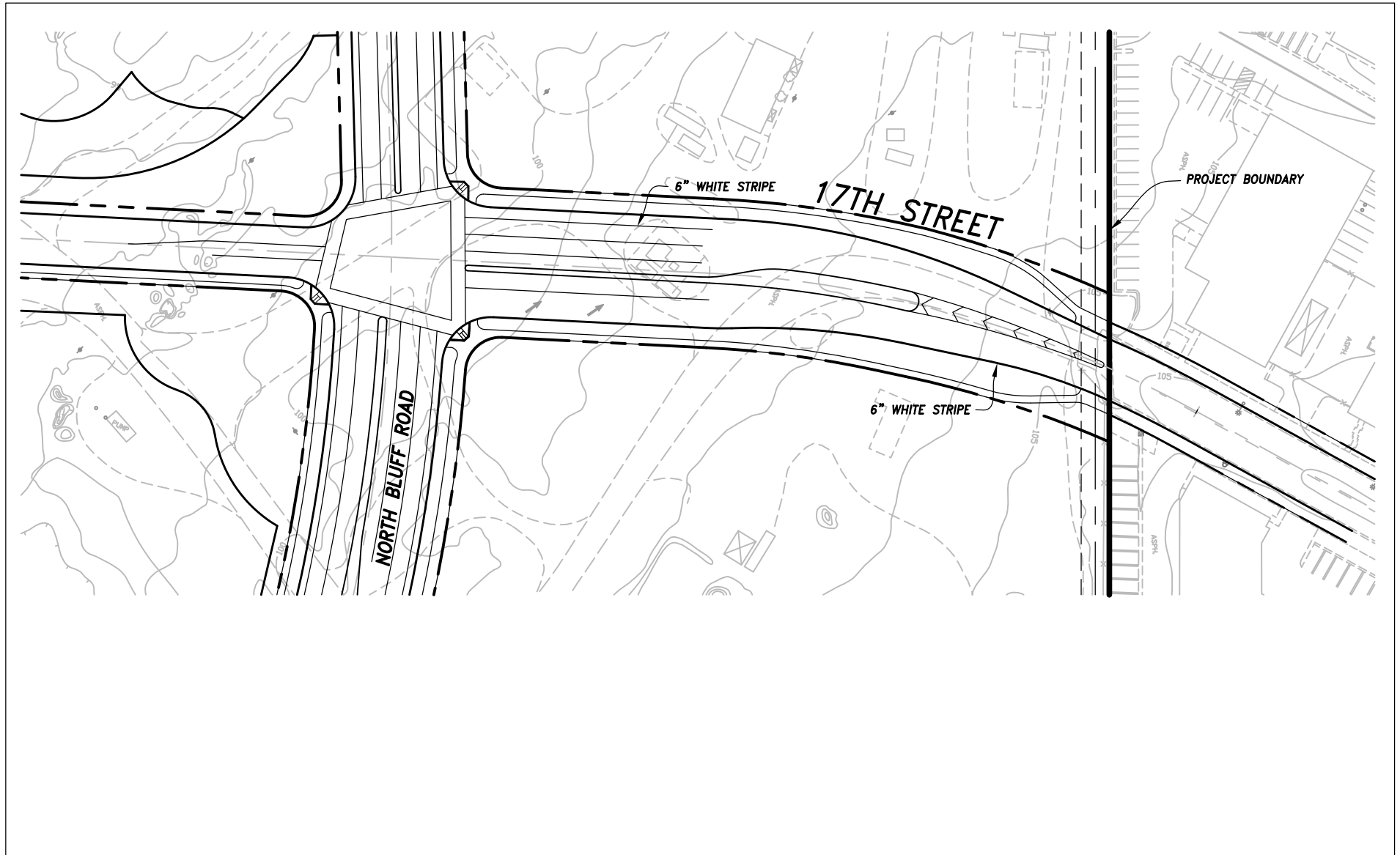
**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

# Exhibit 8-5 North Bluff Road Off-Site Improvements









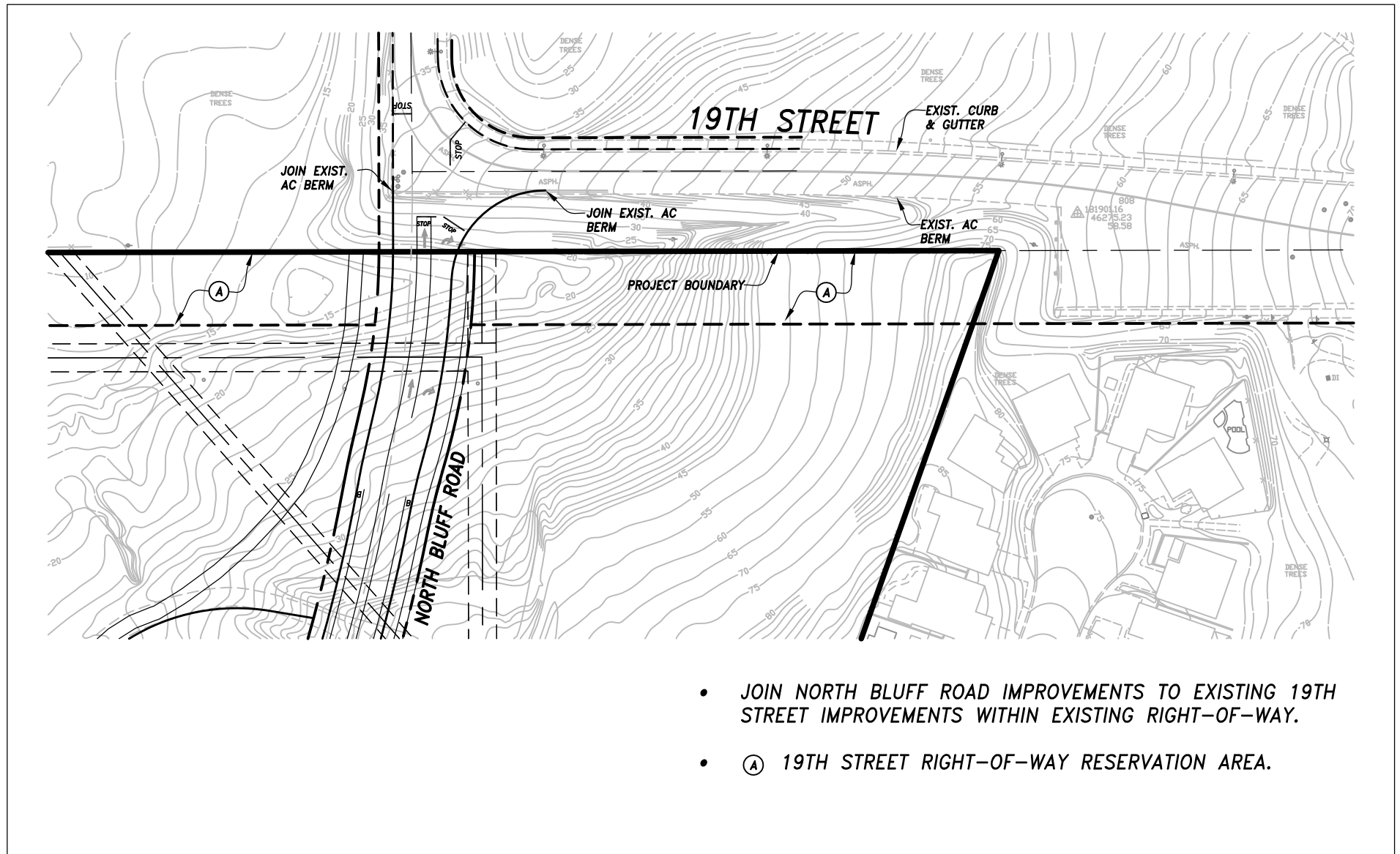
# Exhibit 8-6 17th Street Entry and Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California







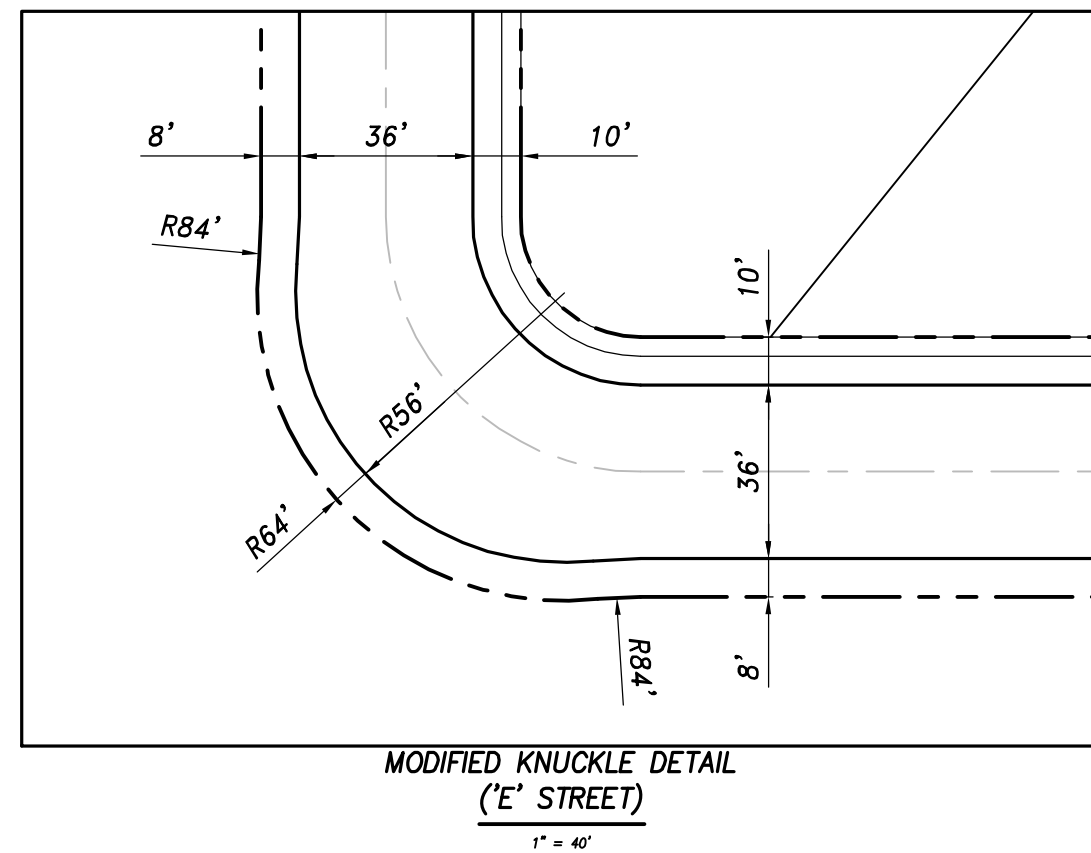
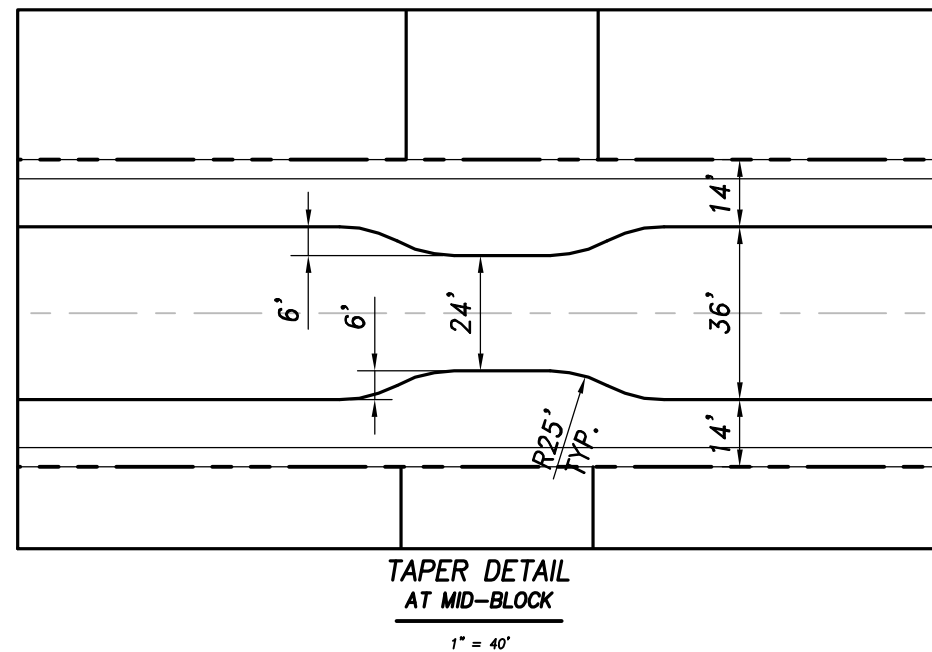
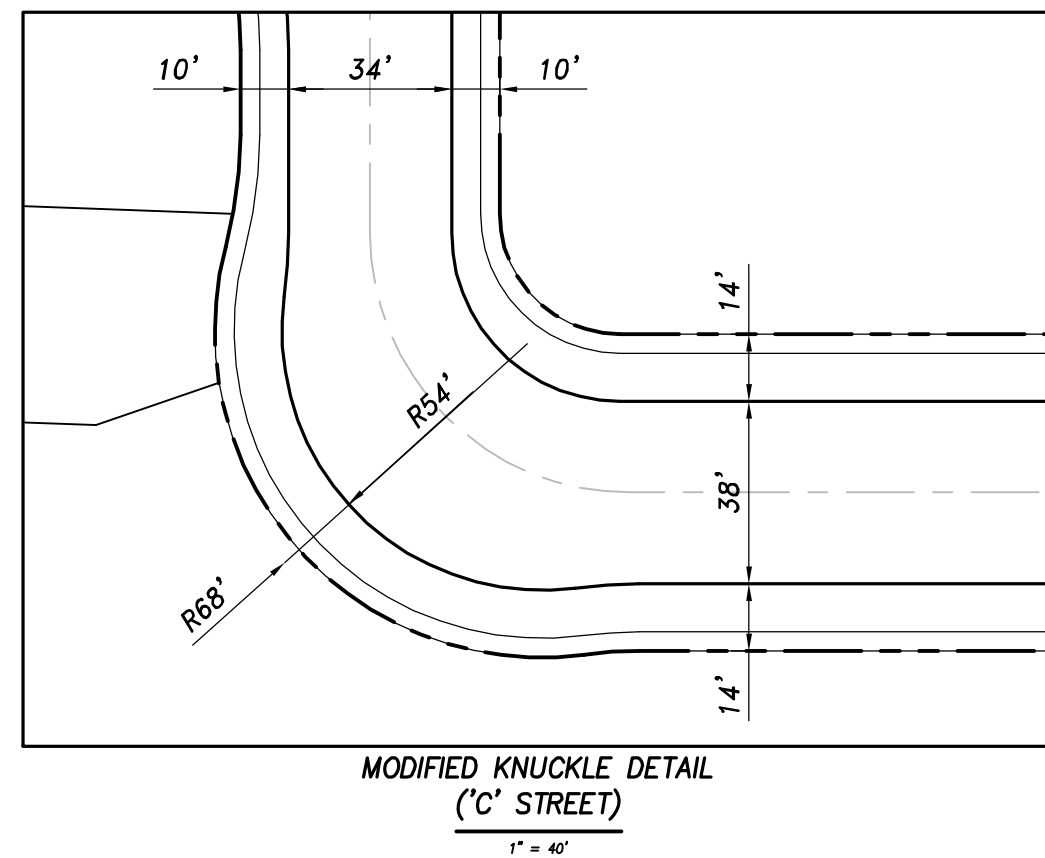
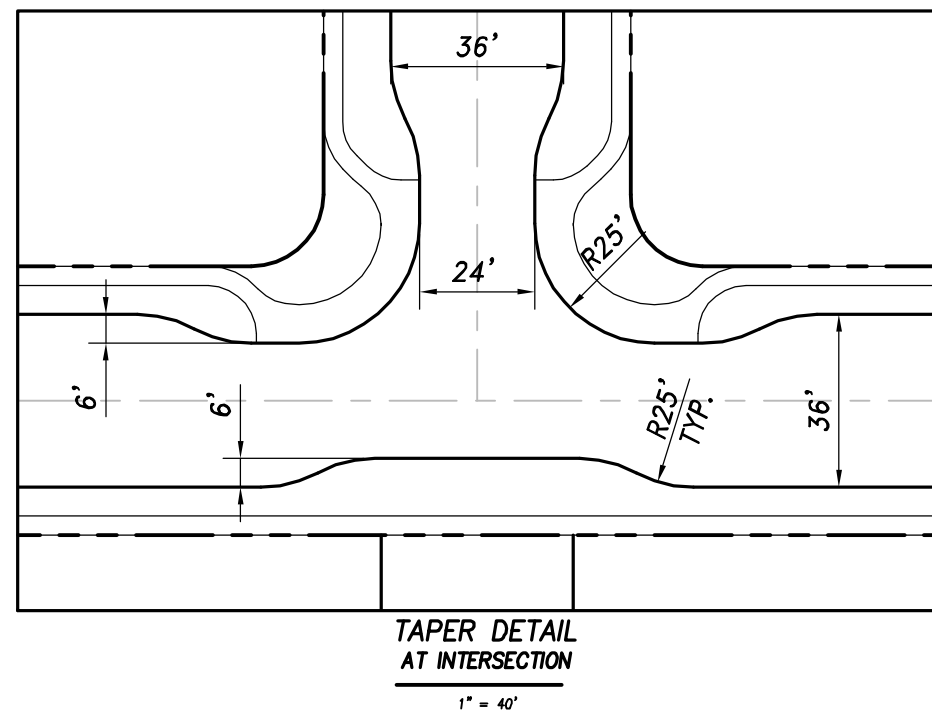
## Exhibit 8-7 19th Street and North Bluff Road Entry and Off-Site Improvements



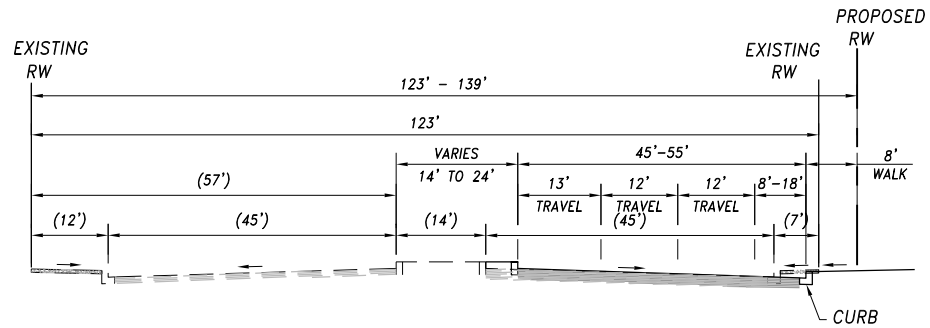
**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



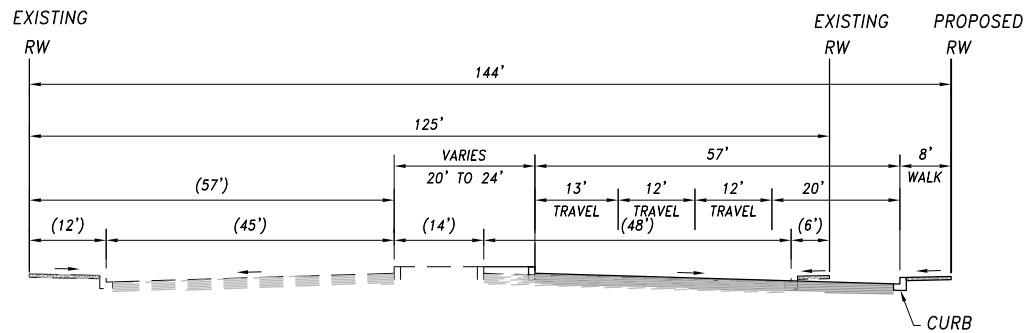








**Section K-K**  
West Coast Highway



**Section L-L**  
West Coast Highway

Exhibit 8-9

# Sections K-K and L-L West Coast Highway



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



GLENN LUKOS ASSOCIATES

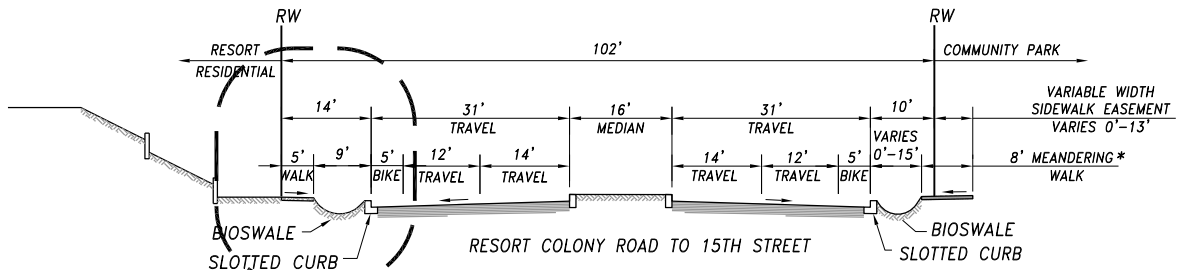


**FUSCOE**  
PLANNING & DESIGN

**FORMA**  
2011-04-13

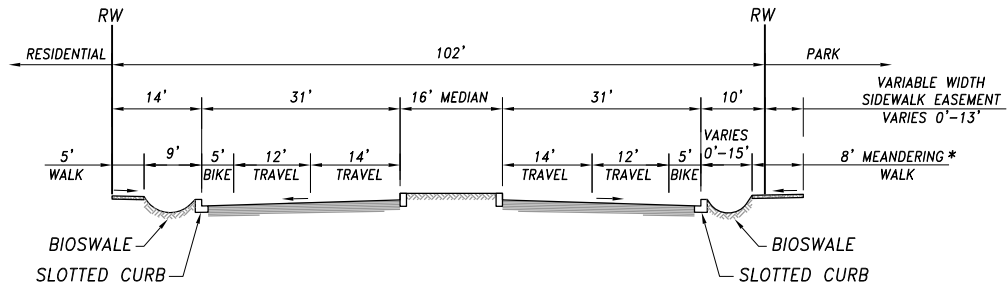
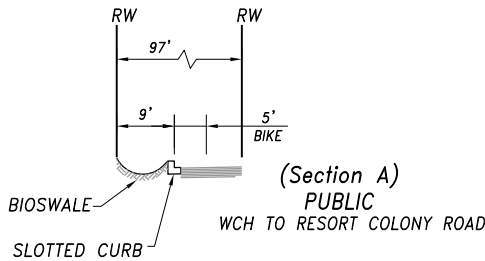




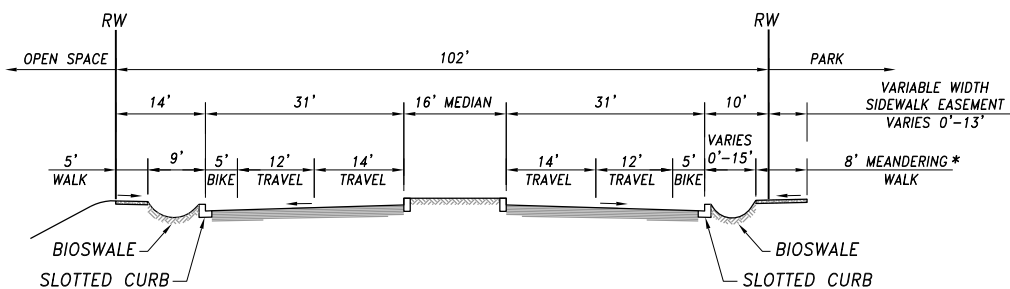


SEE BELOW FOR  
SECTION A

**Section A-A**  
**Bluff Road (West Coast Highway to 15th Street)**



**Section B-B**  
**North Bluff Road (15th Street to 16th Street - Adjacent Residential to West)**



**Section P-P**  
**North Bluff Road (15th Street to 16th Street - Adjacent Open Space to West)**

Exhibit 8-10

Sections A-A, B-B, and P-P

Bluff Road (West Coast Highway to 15th Street)  
North Bluff Road (15th Street to 16th Street)



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

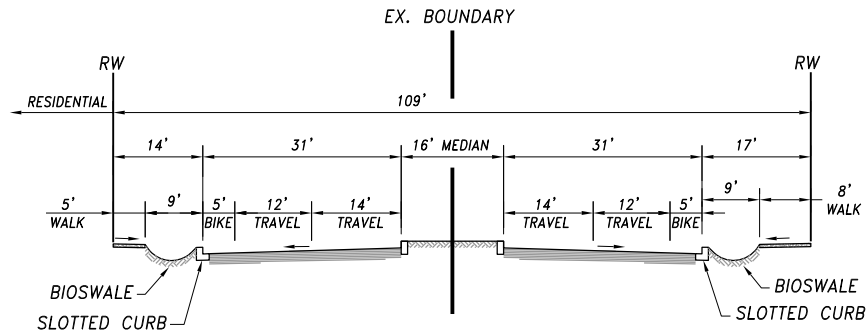


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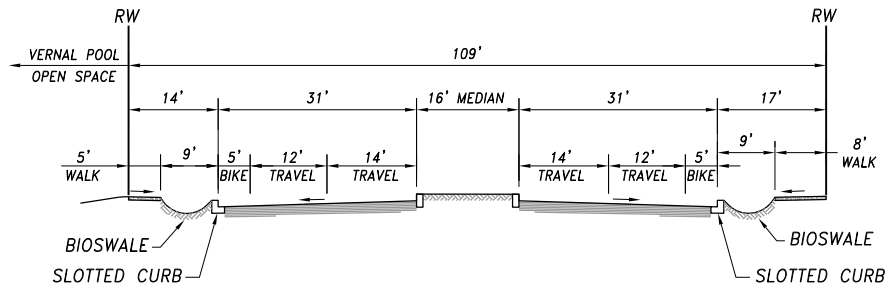
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### Section Q-Q

*North Bluff Road (16th Street to 17th Street - Adjacent Residential to West)*



### Section R-R

*North Bluff Road (16th Street to 17th Street -  
Adjacent Interpretive Park/Open Space to West)*

Exhibit 8-11

Sections Q-Q and R-R

North Bluff Road (16th Street to 17th Street)



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City of Newport Beach - California



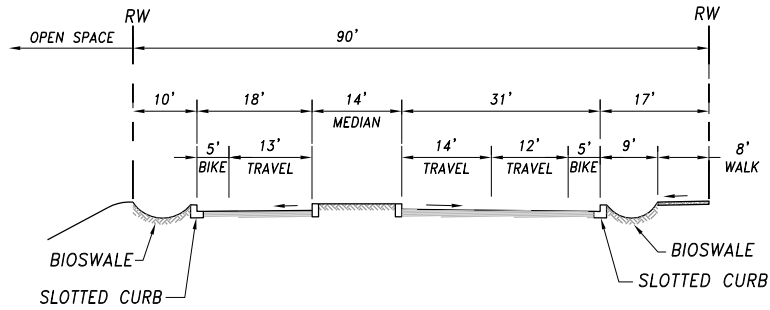
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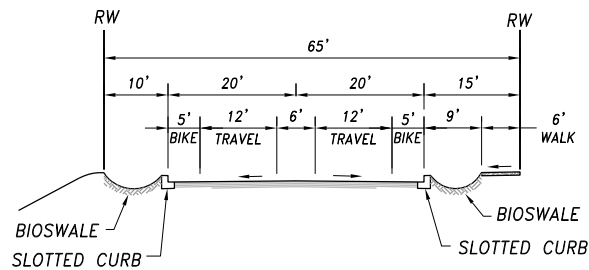






### Section J-J

North Bluff Road (17th Street to North Bluff Park North of Urban Colony)



### Section M-M

North Bluff Road (North Bluff Park North of Urban Colony to 19th Street)

Exhibit 8-12

Sections J-J and M-M

North Bluff Road (17th Street to 19th Street)



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City of Newport Beach - California

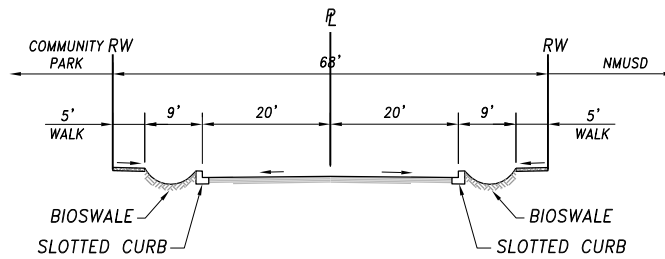
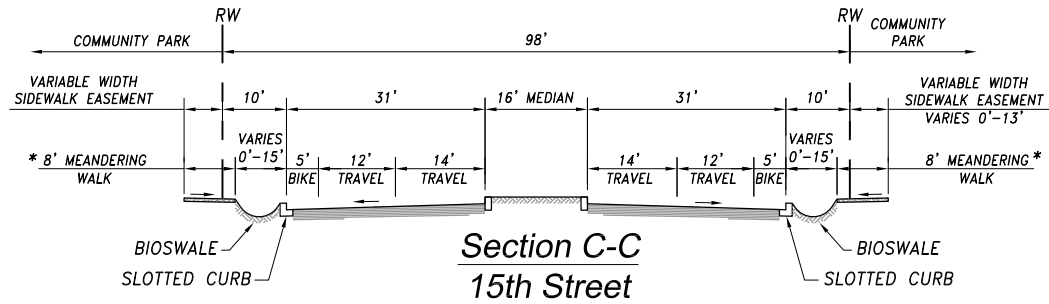


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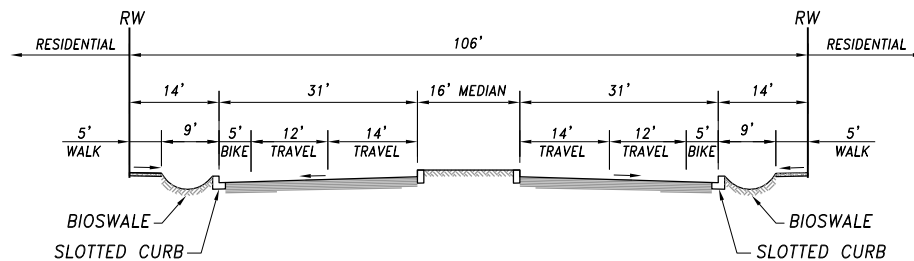


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**Section D-D**  
**16th Street**



**Section E-E**  
**17th Street**

Exhibit 8-13

Sections C-C, D-D, and E-E  
15th, 16th, and 17th Streets



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

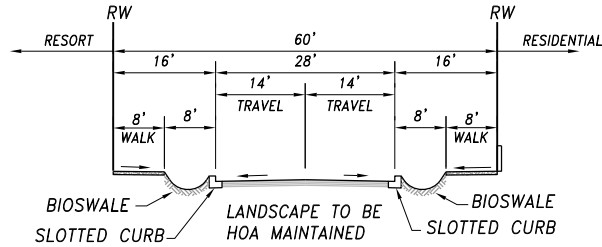


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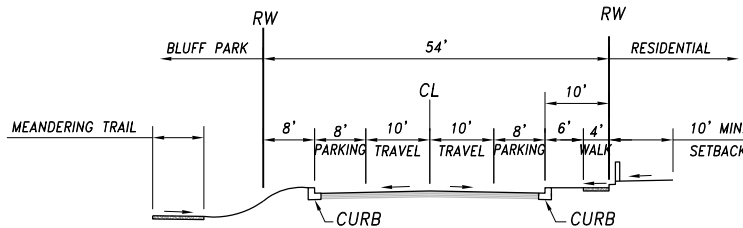


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**Section G-G**  
**Resort Colony Road**



**Section H-H**  
**Scenic Drive**

Exhibit 8-14

Sections G-G and H-H

Resort Colony Road and Scenic Drive



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



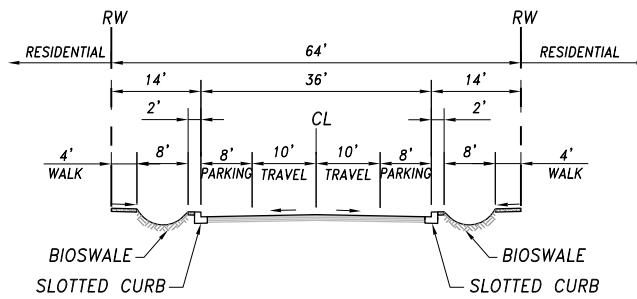
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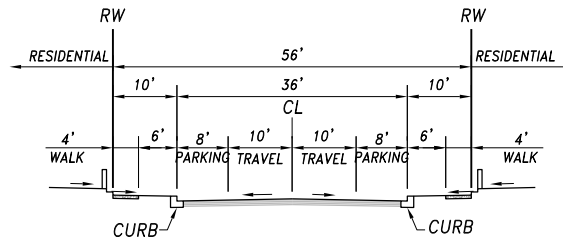
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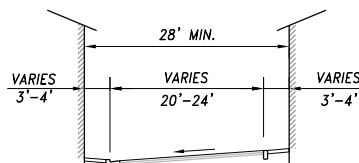




**Section F-F**  
*Typical Local Road with Bioswales*



**Section I-I**  
*Typical Local Road*



**Section N-N**  
*Typical Private Alley*

Exhibit 8-15

# Sections F-F, I-I, and N-N Typical Local Roads and Private Alley



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

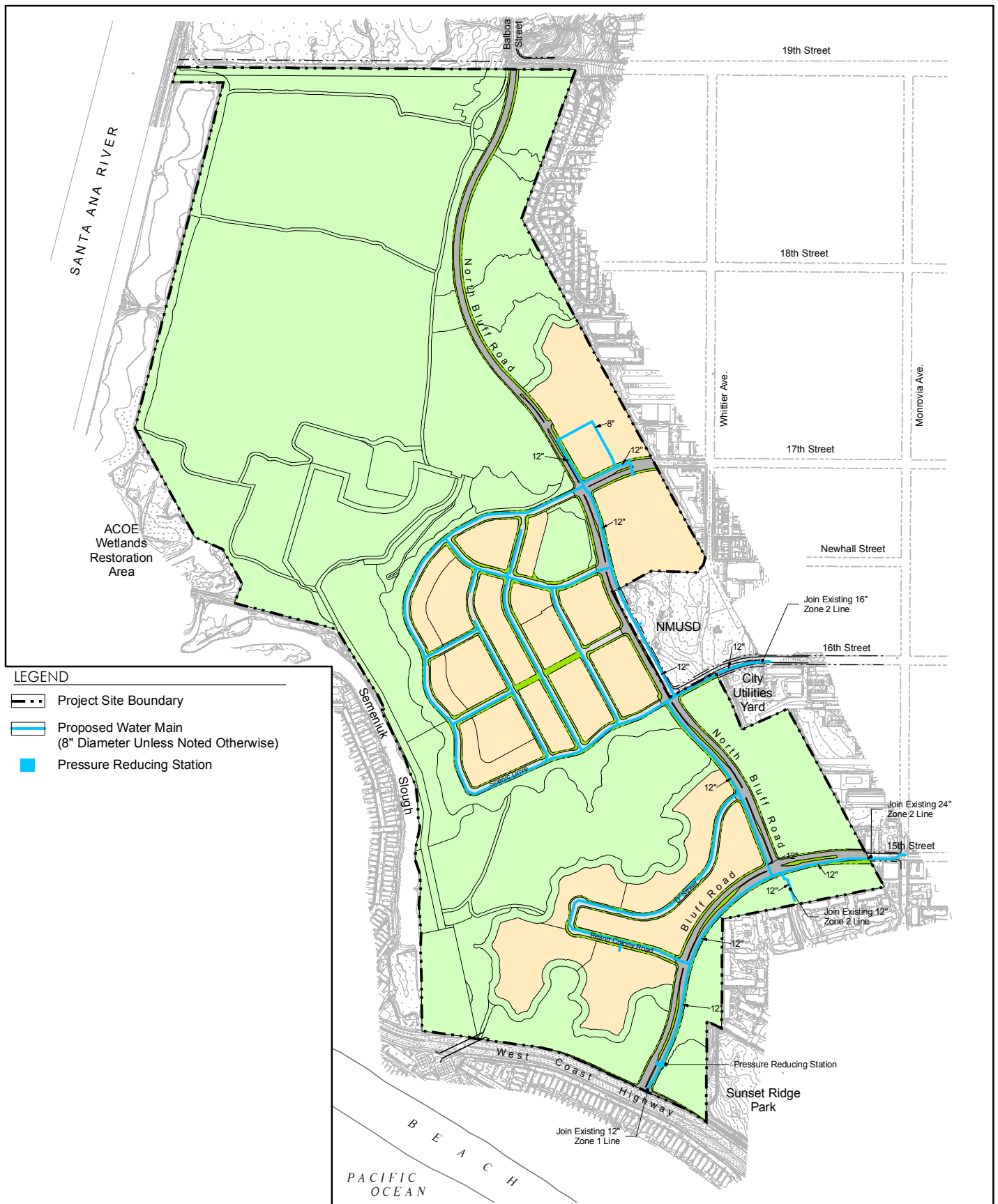


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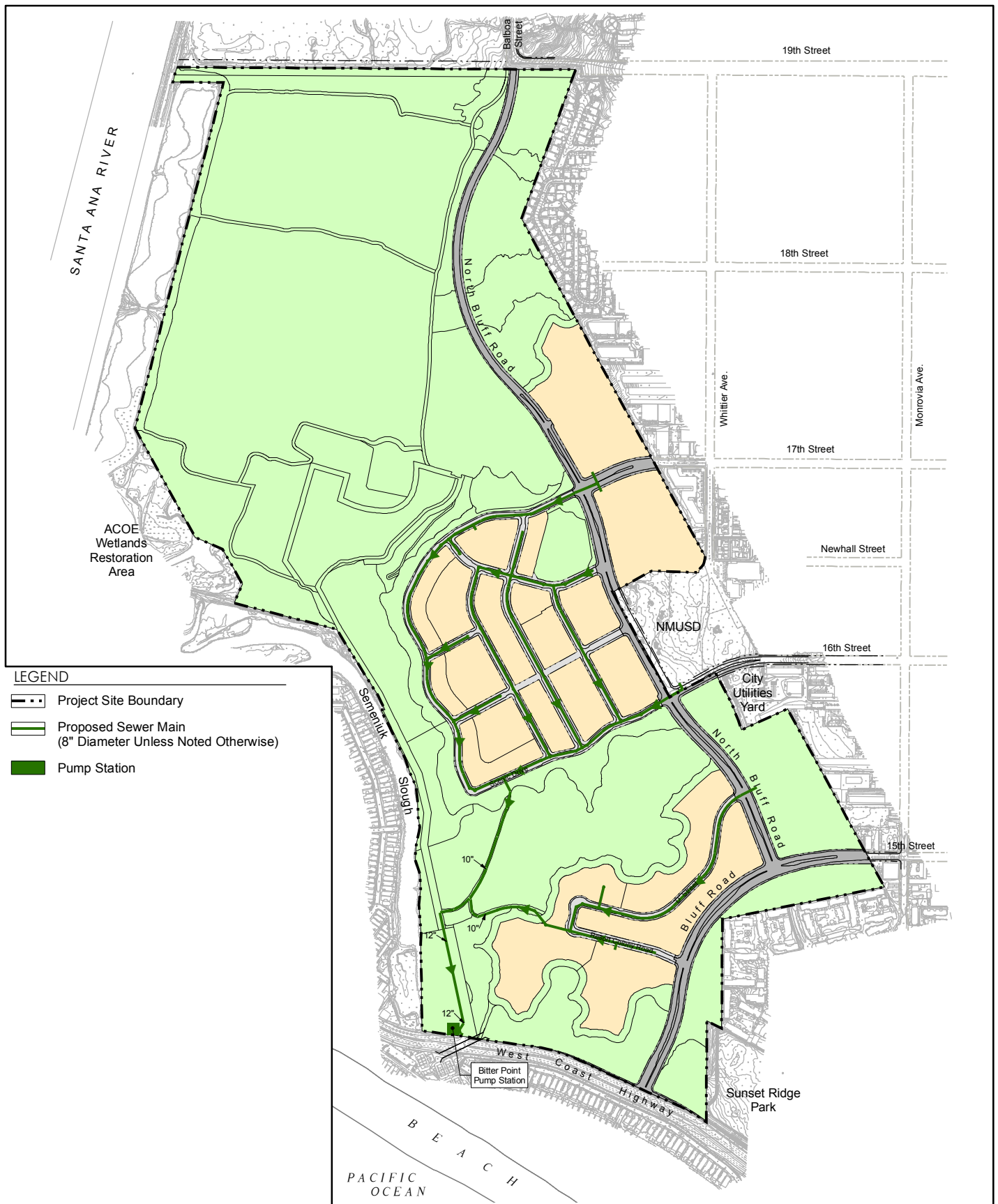


2011-04-13













# NEWPORT BANNING RANCH

Planning Commission Study Session  
Subdivision Design and Circulation  
January 19, 2012

# Study Session Schedule

- 01/19/12 Subdivision Design & Circulation  
4:30 pm to 6:00 pm
- 02/09/12 Open Space, Parks, & Trails  
4:30 pm to 6:00 pm
- 02/23/12 Land Use, Development Regulations & Architectural Guidelines  
5:00 pm to 6:30 pm
- 02/23/12 Draft Environmental Impact Report  
7:00 pm to 8:30 pm

# GENERAL PLAN BASIS

# General Plan

*LAND USES (designated as “OS[RV]”)*

## **LU 6.3.1 Primary Use**

Open space, including significant active community parklands that serve adjoining residential neighborhoods if the site is acquired through public funding. (*Imp 2.1, 23.1, 23.5, 30.2*)

## *STRATEGY*

## **LU 6.3.2 Acquisition for Open Space**

Support active pursuit of the acquisition of Banning Ranch as permanent open space, which may be accomplished through the issuance of state bonds, environmental mitigation fees, private fundraising, developer dedication, and similar techniques. (*Imp 9.1, 14.7, 14.11, 30.2*)

# Policy Implementation

- ▣ 01/12/08 City Council adopts as a priority to “conduct an appraisal of the Banning Ranch property and assess funding available for the purchase of the property for open space”
- ▣ 02/12/08 Banning Ranch Appraisal and Acquisition Ad Hoc Committee appointed
- ▣ 12/23/08 Appraisal Report:
  - Acquisition costs estimated at \$138M to \$158M
  - State or private funding unlikely
  - Some funding from Measure M possible



# Policy Implementation (Con't)

- ▣ 01/27/09 City Council authorizes the City to request Measure M funding
- ▣ 04/15/09 City submits Measure M funding request
- ▣ 06/15/09 OCTA responds:
  - Working on a prioritization process

# Policy Implementation (Con't)

- ▣ 08/11/09 City Council directs:
  - Continued exploration of open space acquisition possibilities
  - Move forward with review of NBR application
  - Continue to monitor funding opportunities
  - Continue to explore open space acquisition alternatives
- ▣ 03/30/10 OCTA removes Newport Banning Ranch from list of potential acquisitions for the first round of funding

# General Plan

## *LAND USES*

### **LU 6.4.1    Alternative Use**

If not acquired for open space within a time period and pursuant to terms agreed to by the City and property owner, the site may be developed as a residential village, containing a mix of housing types, limited supporting retail, visitor accommodations, school, and active community parklands, with a majority of the property preserved as open space. The property owner may pursue entitlement and permits for a residential village during the time allowed for acquisition as open space. (*Imp 2.1*)

# General Plan

## LU 6.4.2 Residential

Accommodate a maximum of 1,375 residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. (*Imp 2.1*)

## LU 6.4.3 Retail Commercial

Accommodate a maximum of 75,000 square feet of retail commercial uses that shall be oriented to serve the needs of local and nearby residents. (*Imp 2.1*)

## LU 6.4.4 Overnight Accommodations

Accommodate a maximum of 75 rooms in a small boutique hotel, “bed and breakfast,” or other overnight accommodations. (*Imp 2.1*)

# Project Overview

- ▣ 1,375 dwelling units
- ▣ 75,000 square feet of commercial uses
- ▣ 75-room resort inn
- ▣ 51.4 acres of active and passive public parks
- ▣ 252.3 acres of permanent open space, including
  - 220.9 acres of habitat
  - 9.5 acres of public interpretive trails
  - 2.6 acres of water quality and detention basins
  - 16.5 acres of oil production
  - 2.8 acres of planting buffers around oil sites

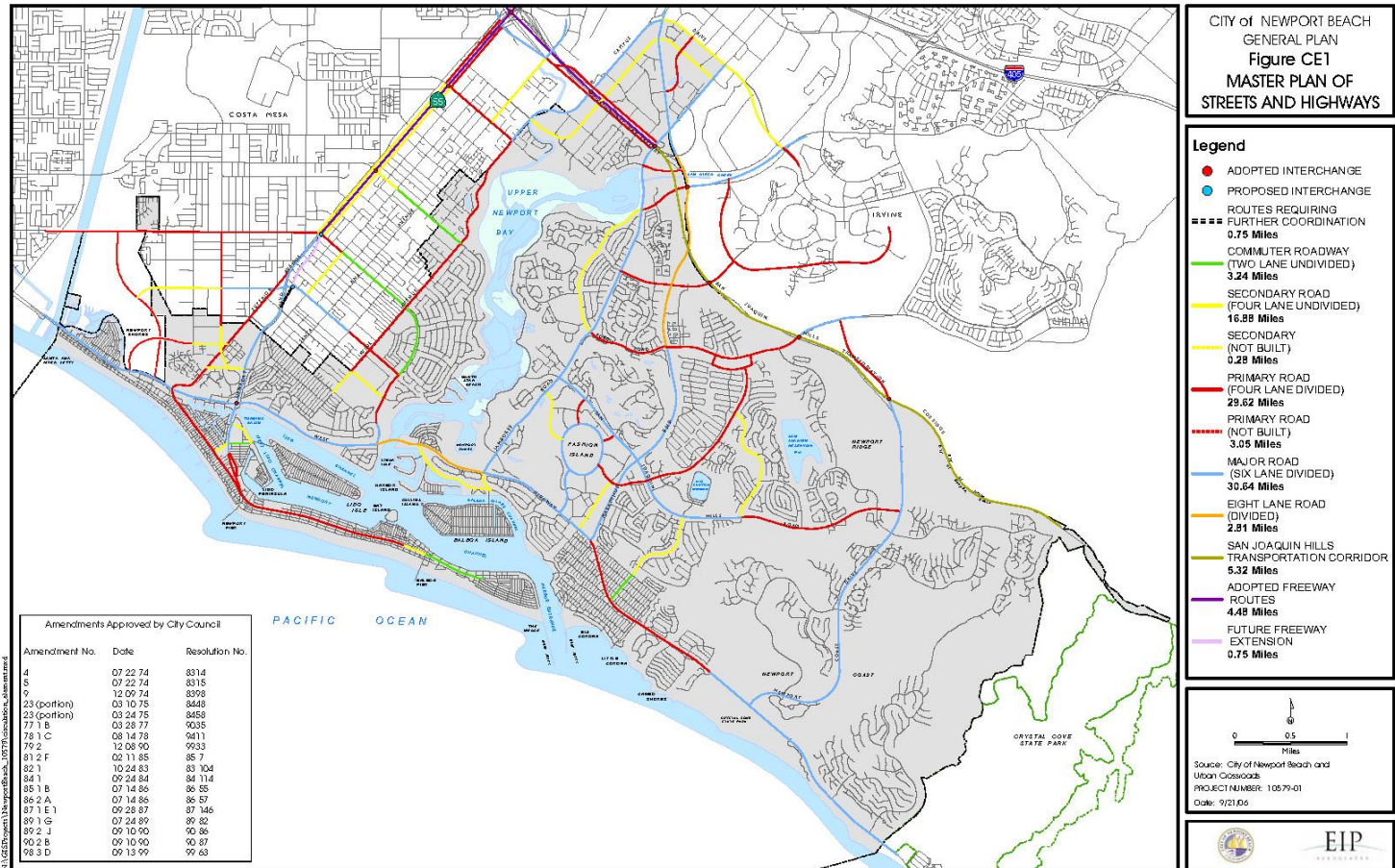
# Application

- ▣ General Plan Amendment (Circ. Element)
- ▣ Code Amendment (Prezoning/ Rezone)
- ▣ Planned Community Development Plan
- ▣ Master Development Plan
- ▣ Tentative Tract Map
- ▣ Affordable Housing Implementation Plan
- ▣ Pre-annexation and Development Agreement
- ▣ Environmental Impact Report

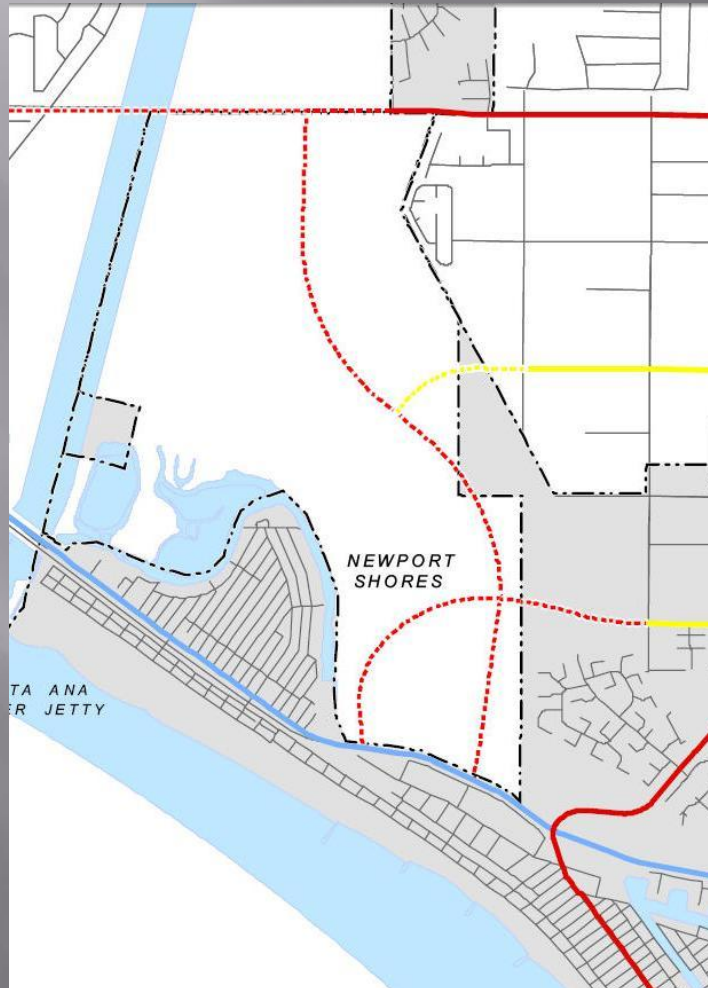


# CIRCULATION

# Master Plan of Streets and Highways



# Master Plan of Streets and Highways



## Legend

- ADOPTED INTERCHANGE
- PROPOSED INTERCHANGE
- ==== ROUTES REQUIRING FURTHER COORDINATION  
0.75 Miles
- COMMUTER ROADWAY (TWO LANE UNDIVIDED)  
3.24 Miles
- SECONDARY ROAD (FOUR LANE UNDIVIDED)  
16.88 Miles
- SECONDARY (NOT BUILT)  
0.28 Miles
- PRIMARY ROAD (FOUR LANE DIVIDED)  
29.62 Miles
- PRIMARY ROAD (NOT BUILT)  
3.05 Miles
- MAJOR ROAD (SIX LANE DIVIDED)  
30.64 Miles
- EIGHT LANE ROAD (DIVIDED)  
2.81 Miles
- SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR  
5.32 Miles
- ADOPTED FREEWAY ROUTES  
4.48 Miles
- FUTURE FREEWAY EXTENSION  
0.75 Miles

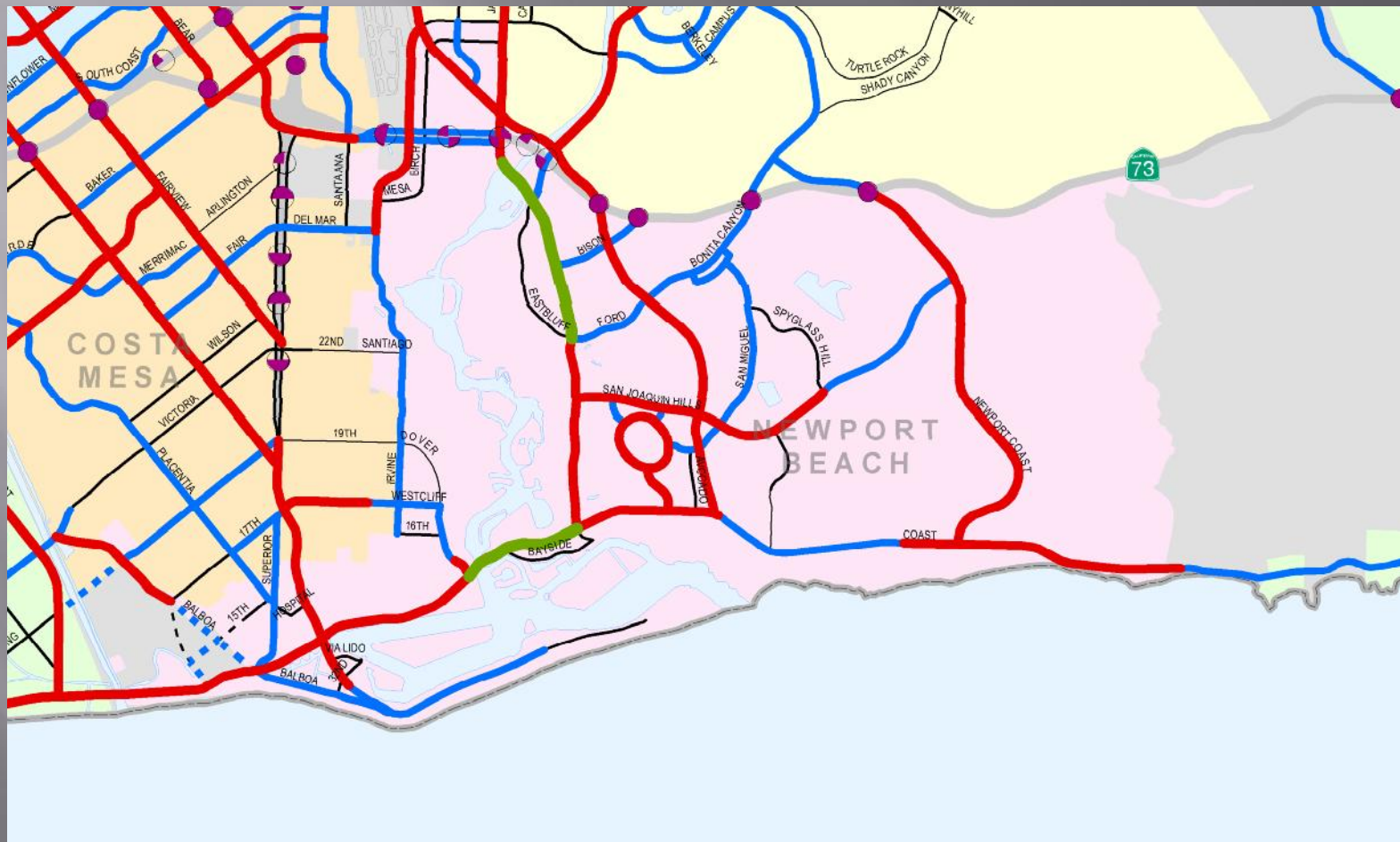
# Proposed Master Roadway Plan



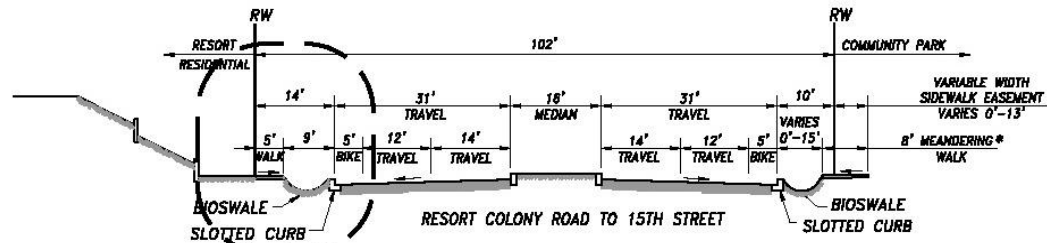


# OCTA

## Master Plan of Arterial Highways

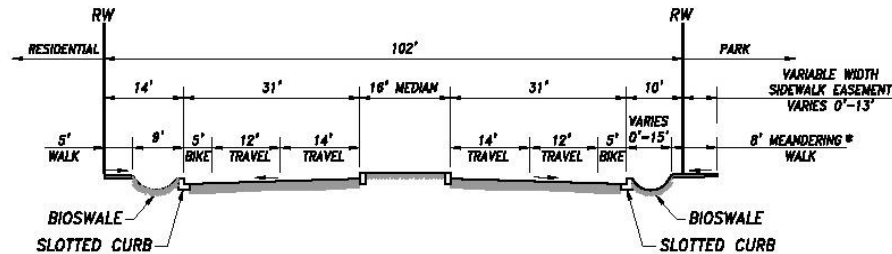
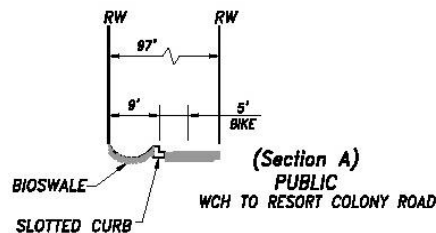


# Bluff Road/North Bluff Road



SEE BELOW FOR  
SECTION A

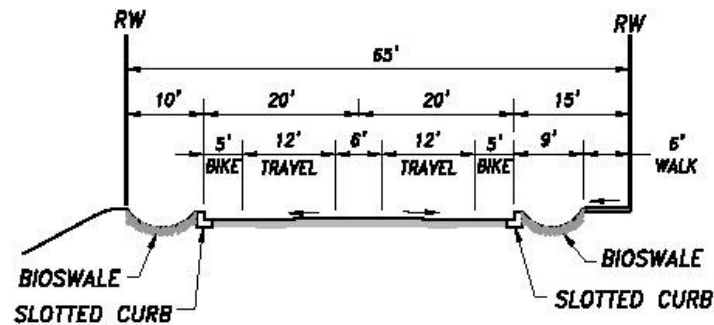
**Section A-A**  
**Bluff Road (West Coast Highway to 15th Street)**



**Section B-B**  
**North Bluff Road (15th Street to 16th Street - Adjacent Residential to West)**



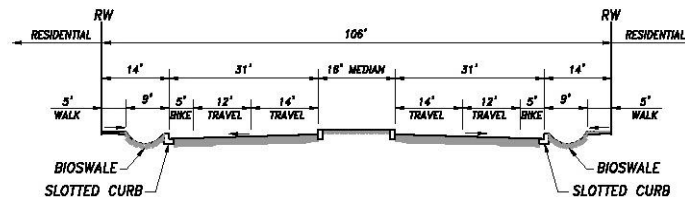
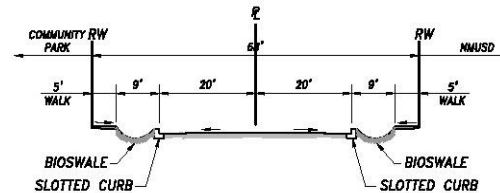
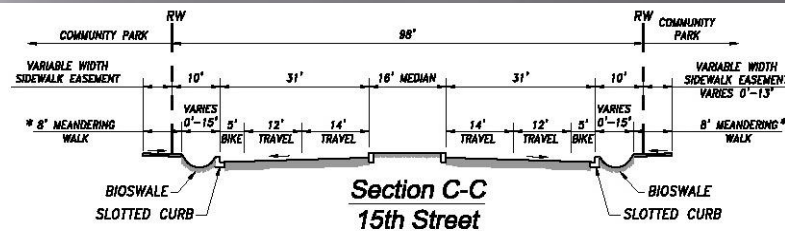
# North Bluff Road (17<sup>th</sup> St to 19<sup>th</sup> St)



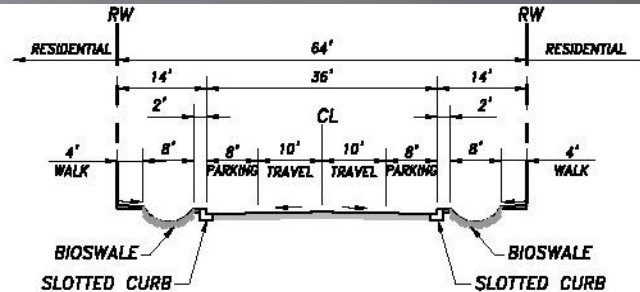
## Section M-M

*North Bluff Road (North Bluff Park North of Urban Colony to 19th Street)*

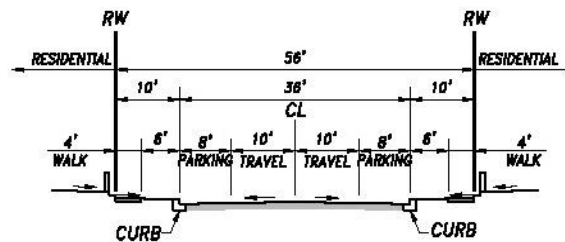
# 15<sup>th</sup>/16<sup>th</sup>/17<sup>th</sup> Streets



# Local Streets

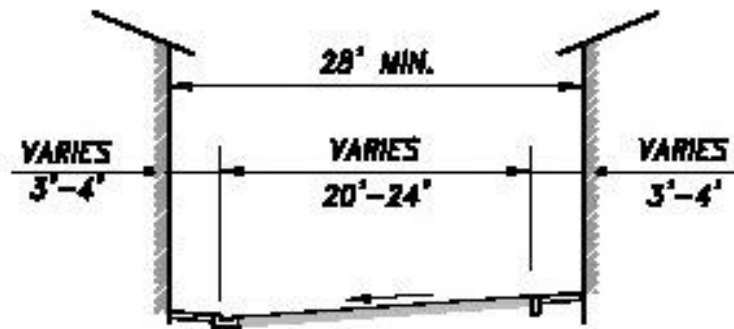


**Section F-F**  
**Typical Local Road with Bioswales**

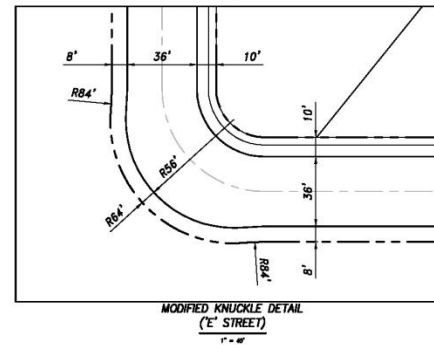


**Section I-I**  
**Typical Local Road**

# Private Alleys



**Section N-N**  
***Typical Private Alley***



# Off-Site Improvements 15<sup>th</sup> Street

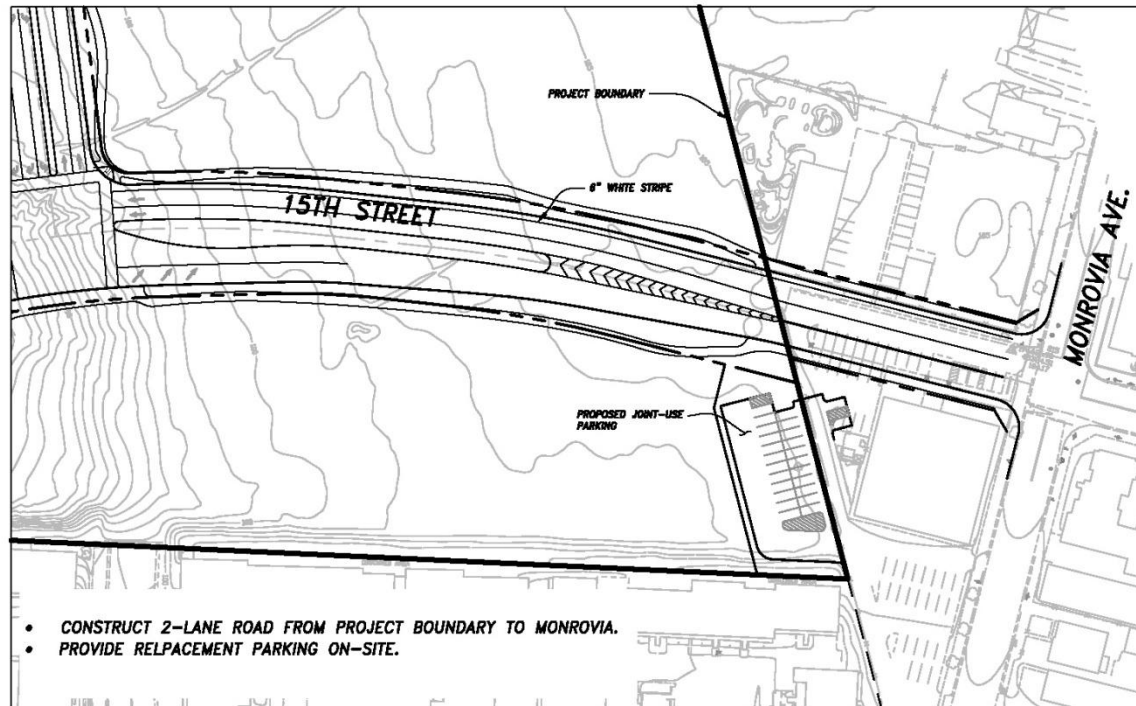


Exhibit 8-3  
15th Street Entry and  
Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# Off-Site Improvements 16<sup>th</sup> Street

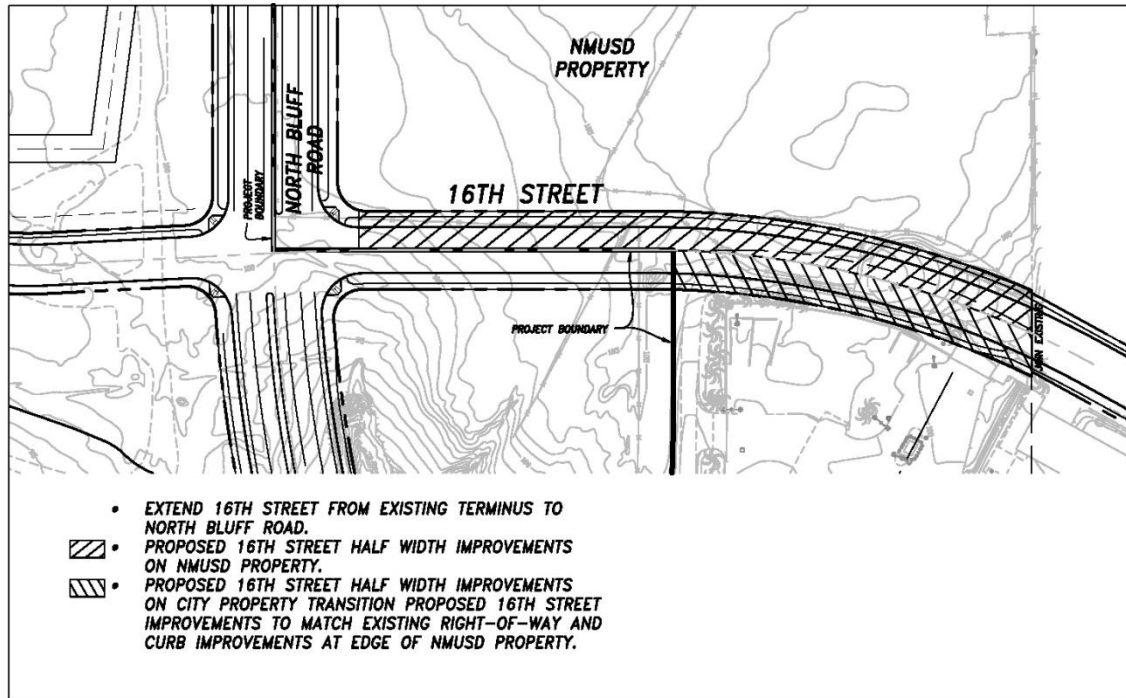


Exhibit 8-4  
16th Street Entry and  
Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# Off-Site Improvements North Bluff Road

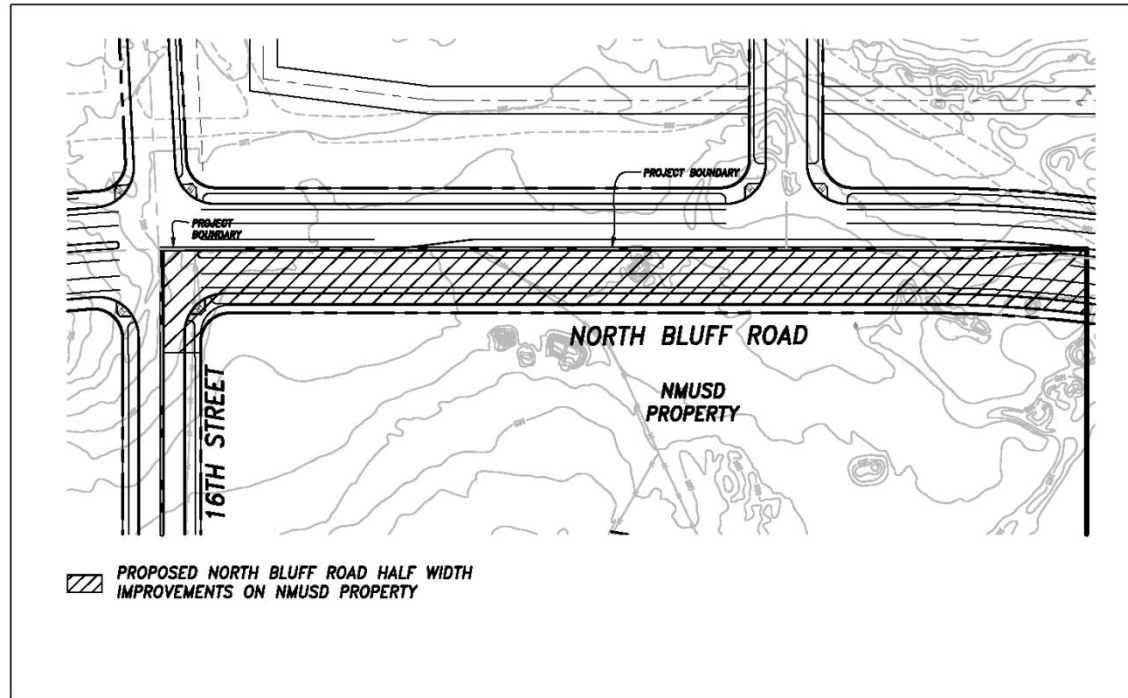


Exhibit 8-5  
North Bluff Road  
Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# SUBDIVISION DESIGN

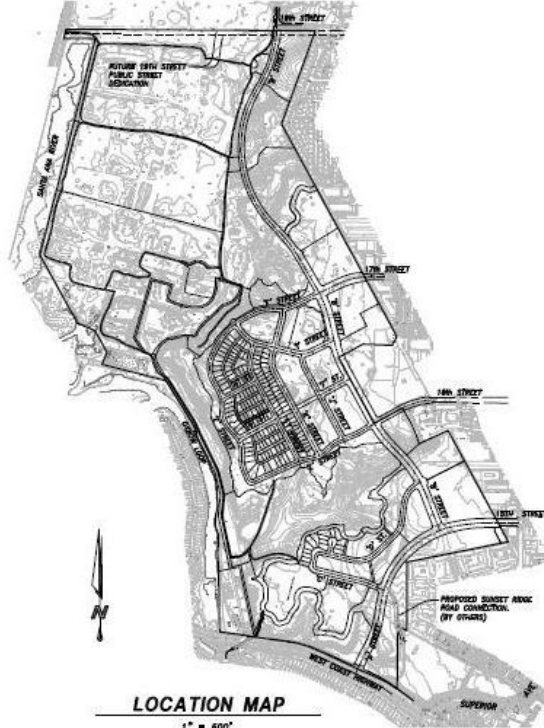
# Tentative Tract Map/ Master Development Plan

## TENTATIVE TRACT MAP NO. 17308

FOR CONDOMINIUM PURPOSES

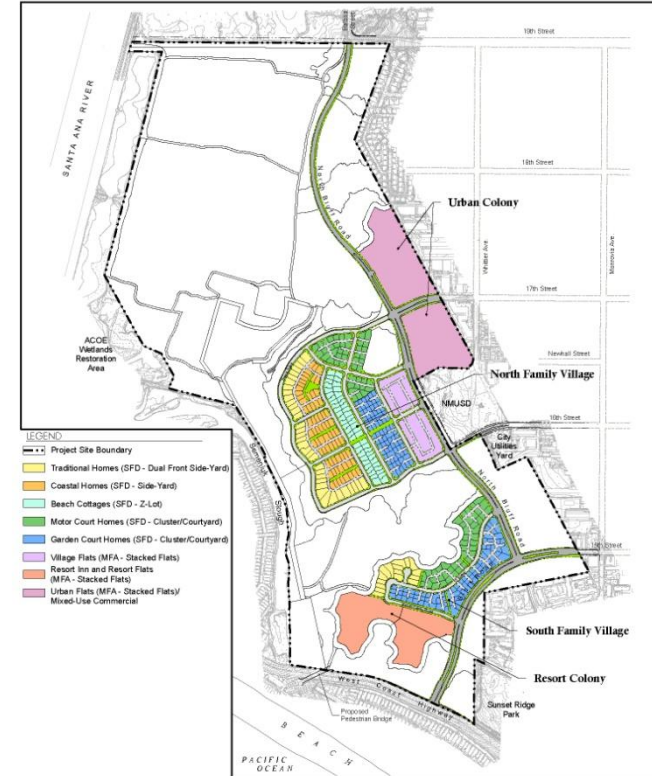
### LEGAL DESCRIPTION

A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CLERK OF SUPERIOR COURT OF LOS ANGELES COUNTY, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 387 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



LOCATION MAP

1" = 600'



NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 3-10  
Villages and Colonies  
Development Plan

GLIMMER LUNCE ASSOCIATES  
FLUCCO  
KORVA  
06-110-2011

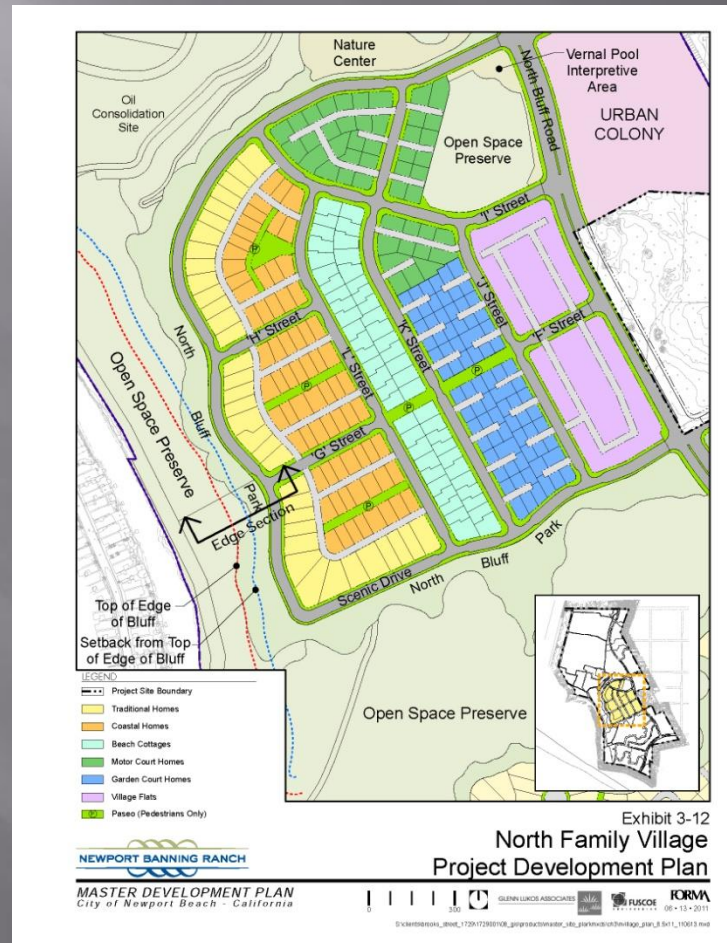
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# Lot Configuration





# North Family Village



# South Family Village

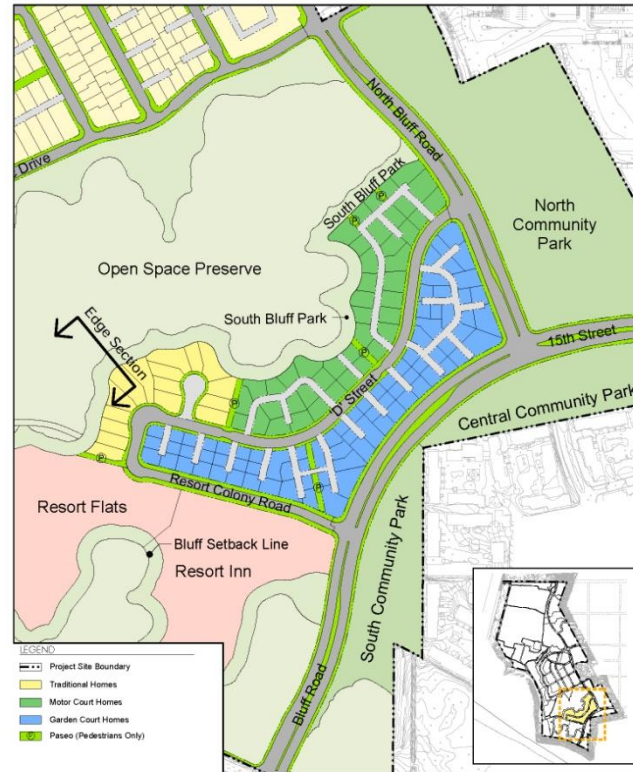


Exhibit 3-14  
South Family Village  
Project Development Plan



# Urban Colony



Exhibit 3-16  
Urban Colony SPA 12a  
Project Development Plan

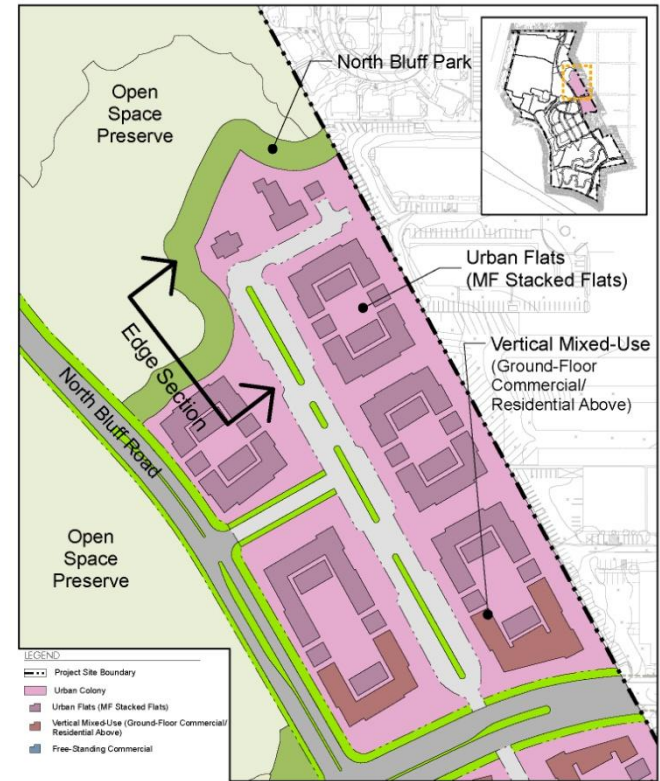


Exhibit 3-17  
Urban Colony SPA 12b  
Conceptual Development Plan

# Resort Colony

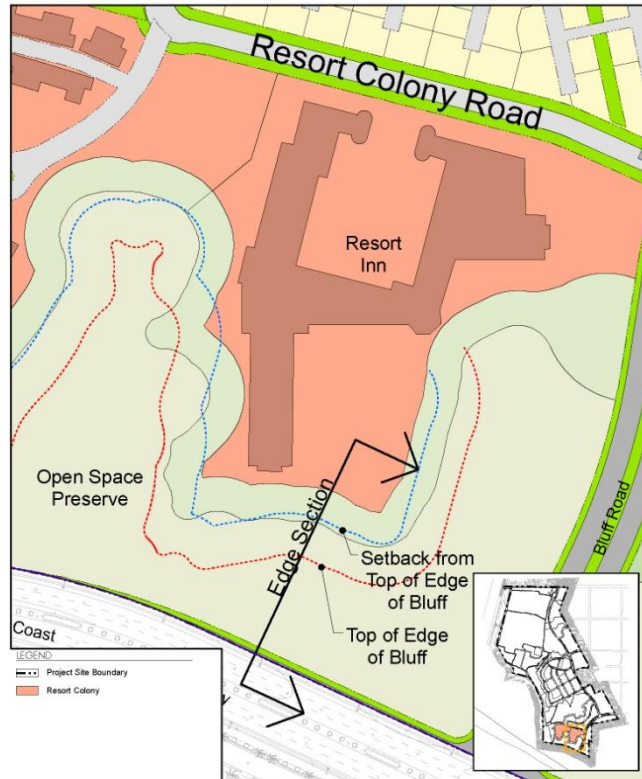


Exhibit 3-19

## Resort Colony SPA 13a Conceptual Development Plan

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

GLAVIN LUNCE ASSOCIATES  
FLUCCI  
FORMA  
08-11-2011

D:\newport\_beach\spa\_13a\13a001\08\_gis\products\master\_plan\glavins\spa\_13a\spa\_13a001\_08.mxd

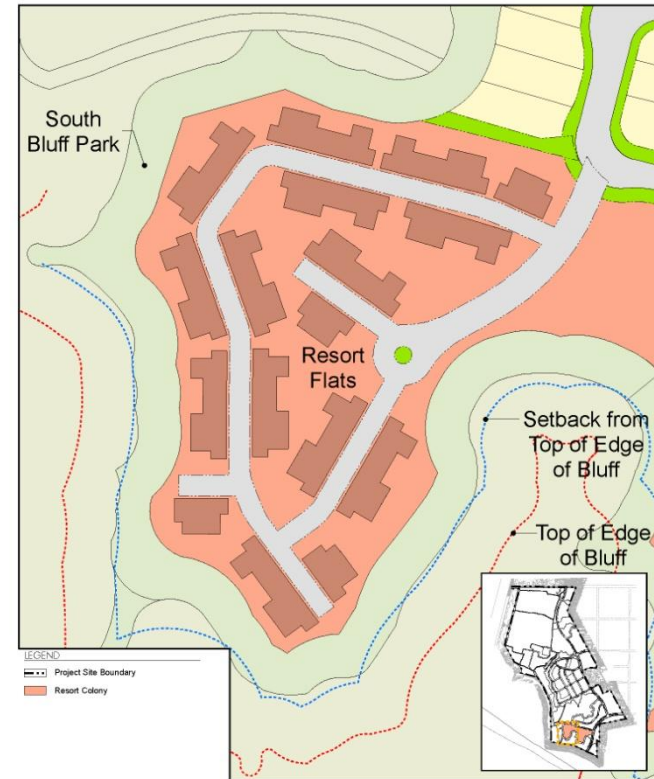


Exhibit 3-20

## Resort Colony SPA 13b Project Development Plan

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

GLAVIN LUNCE ASSOCIATES  
FLUCCI  
FORMA  
08-11-2011

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# Public Dedications & Conveyances

The site plan for North Community Park is divided into several key sections and features:

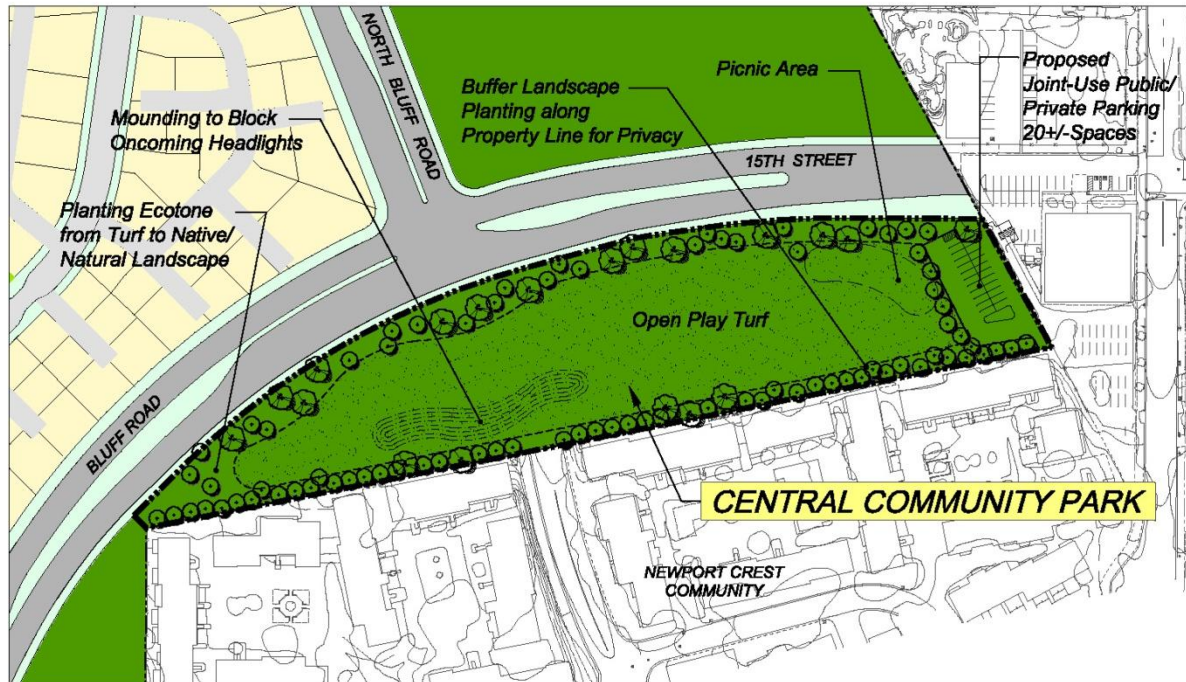
- Top Section (Adjacent to 16th Street):** Includes a "Fitness / Pic Course", "Interpretive Gathering / Seating Area", "Safety Fencing", and "6 Tennis Courts (Lighted)".
- Central Section:** A large green area containing "3 Soccer Fields (Lighted) (300' x 180')", a "Pony League Field Overlay", and a "Landscape Buffer Edge".
- Left Section (Adjacent to Bluff Road):** Features a "Potential Picnic Area or Skateboard Park", "Age Specialized Tot Lot (6-12)", "Public Restroom Building (with Storage)", "Age Specialized Tot Lot (2-5)", "Softball Field Overlay", and "Little League Field Overlay".
- Parking and Access:** Multiple parking areas are designated, including "Parking (19+/- Spaces)", "Public Access Driveway", "Basketball Court (Lighted)", and "Public Parking (155+/- Spaces)". A "Decomposed Granite Access Road / Trail" and "Water Quality Basin" are also shown.
- Surrounding Context:** The park is bordered by "16TH STREET" to the north, "15TH STREET" to the east, and "BLUFF ROAD" to the south. It is adjacent to "MUSEUM PROPERTY" to the northwest and "CENTRAL COMMUNITY PARK" to the south. A "CITY UTILITIES YARD" is located near the top center.
- Legend:** A legend at the bottom identifies the "NORTH COMMUNITY PARK" area with a green box and the "NEWPORT GREY COMMUNITY" area with a yellow box.



NEWPORT BANNING RANCH



# Central Community Park



NEWPORT BANNING RANCH

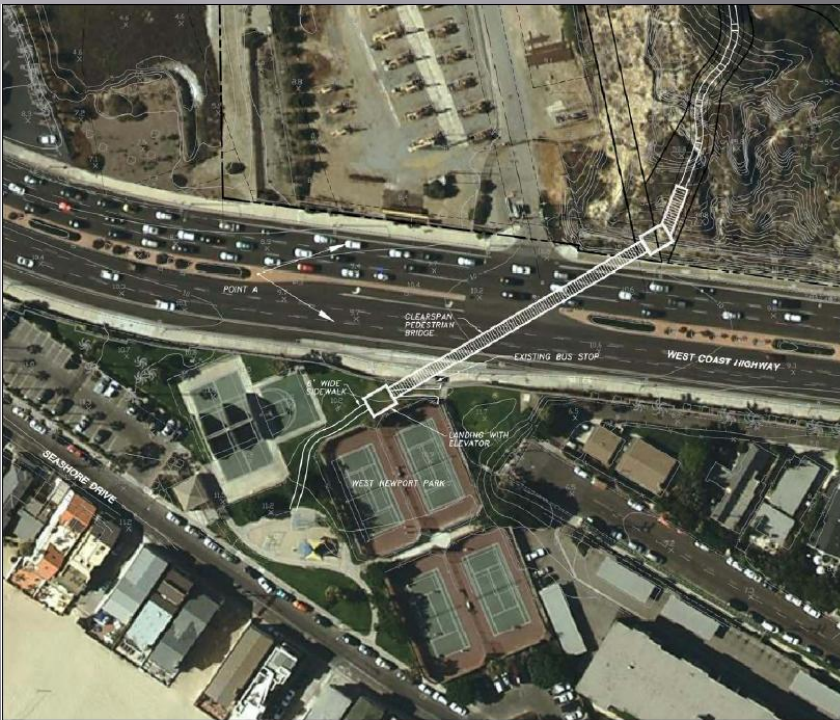
**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

Exhibit 3-6b  
**Central Community Park**  
**Project Development Plan**

0 80 120  
RUSCOE FORMA  
2011 07-13

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# Pedestrian Bridge



# Public Access Easements



# North Bluff Park



NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 3-7b  
North Bluff Park Project Development Plan

0 100 200 300 400 500  
GLENN LARSON ASSOCIATES  
RUSCOE  
FORMA

D:\p\area\project\new\_1729\1729001\07\_planning\_and\_graphics\master\_plan\working\new\_bluff\_north\_1.dwg 2011 09 13



Exhibit 3-7a  
South Bluff Park  
Project Development Plan



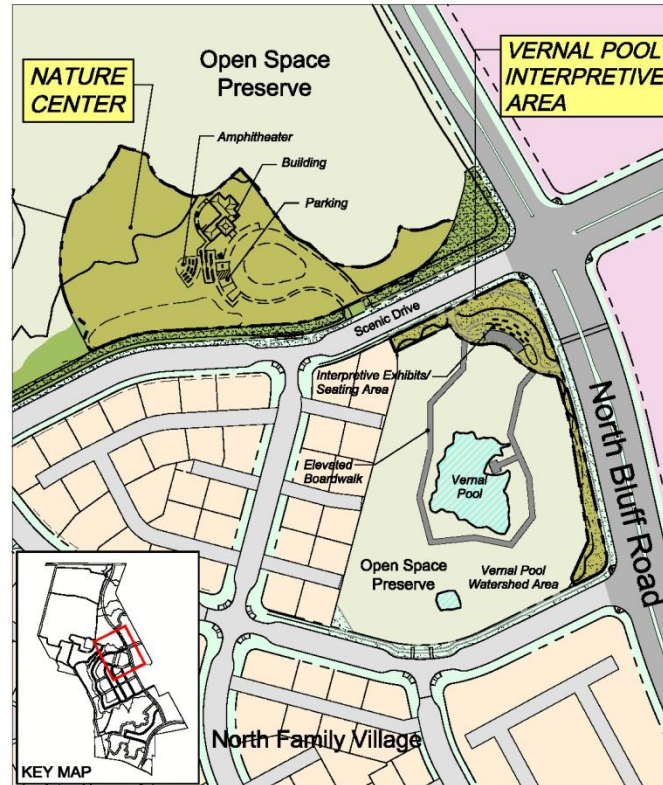
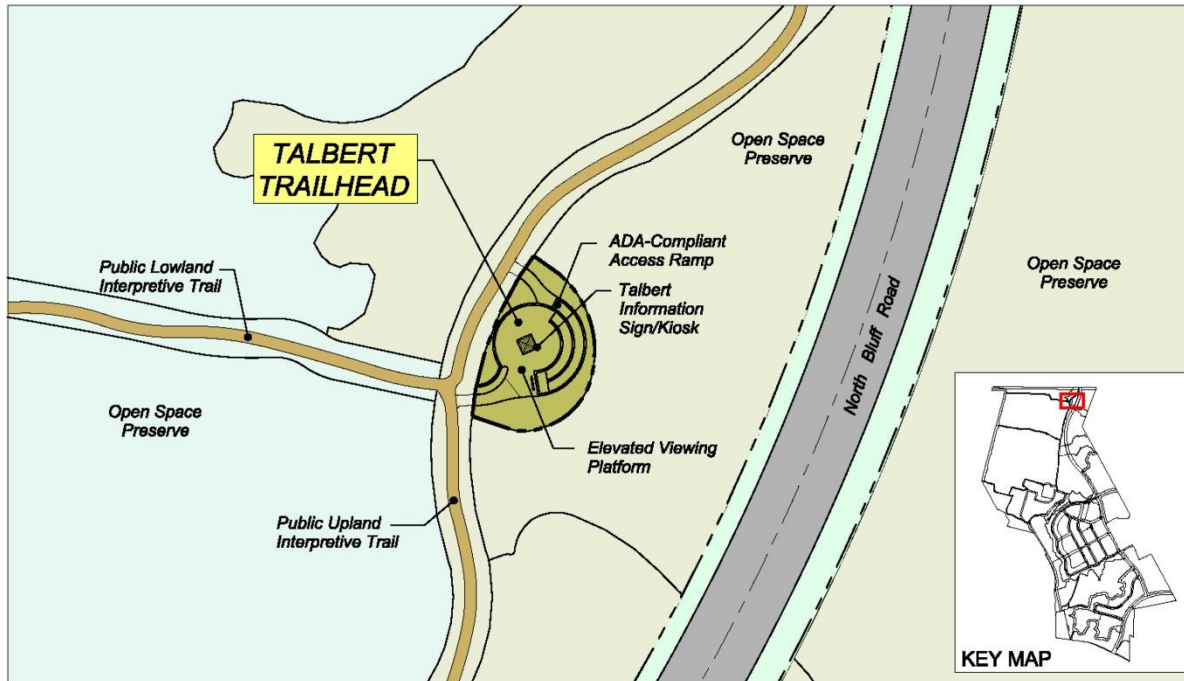


Exhibit 3-8

## Nature Center/ Vernal Pool Interpretive Area Project Development Plans

# Talbert Trailhead



NEWPORT BANNING RANCH

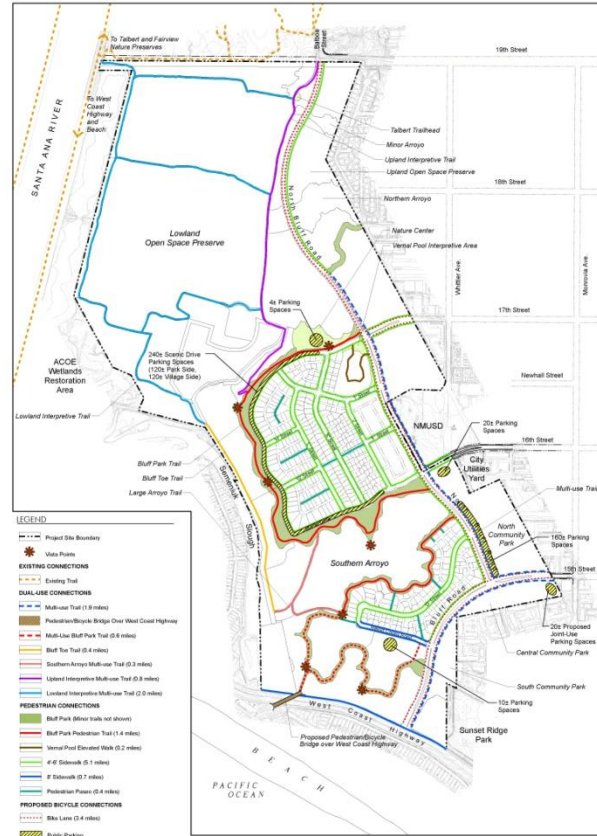
**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

Exhibit 3-9  
**Talbert Trailhead**  
**Project Development Plan**

0 10 20  
FUSCOE  
2011 08-13

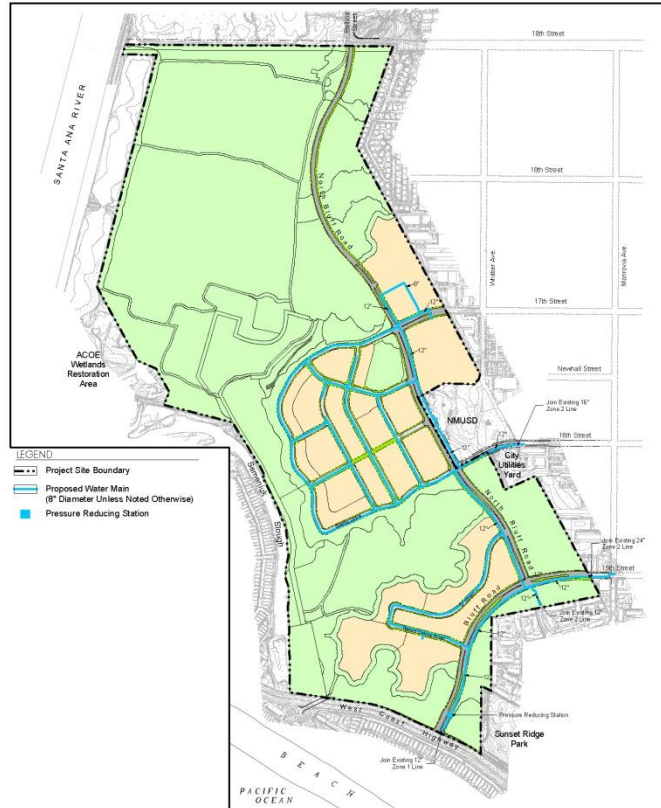
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# Trails



# Infrastructure

# Water



NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

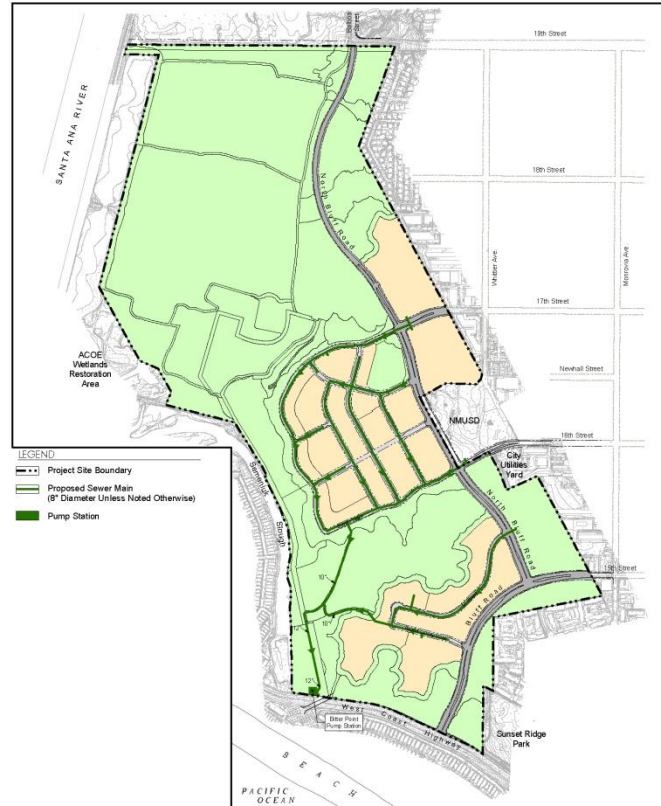
Exhibit 8-16  
Master Water Plan

0 100 200 300 400 500 600 700 800 900 1000  
GLENN LUKAS ASSOCIATES  
RUSCOE  
FORMA

S:\cib\newport\_beach\1720172001\05\_gwp\production\master\_site\_plan\mwd\water\_8.5\11\_1614.mxd



# Wastewater



NEWPORT BANNING RANCH

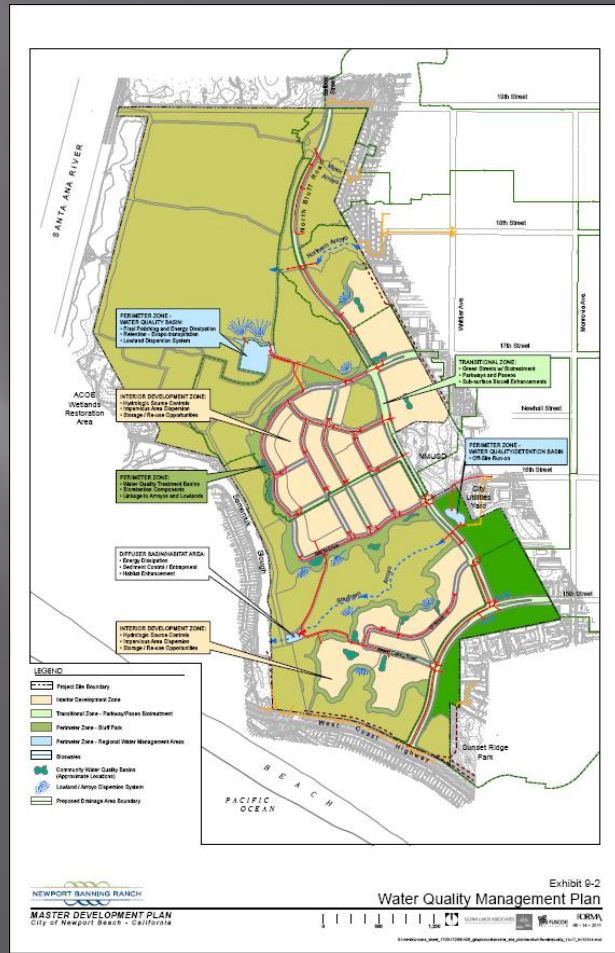
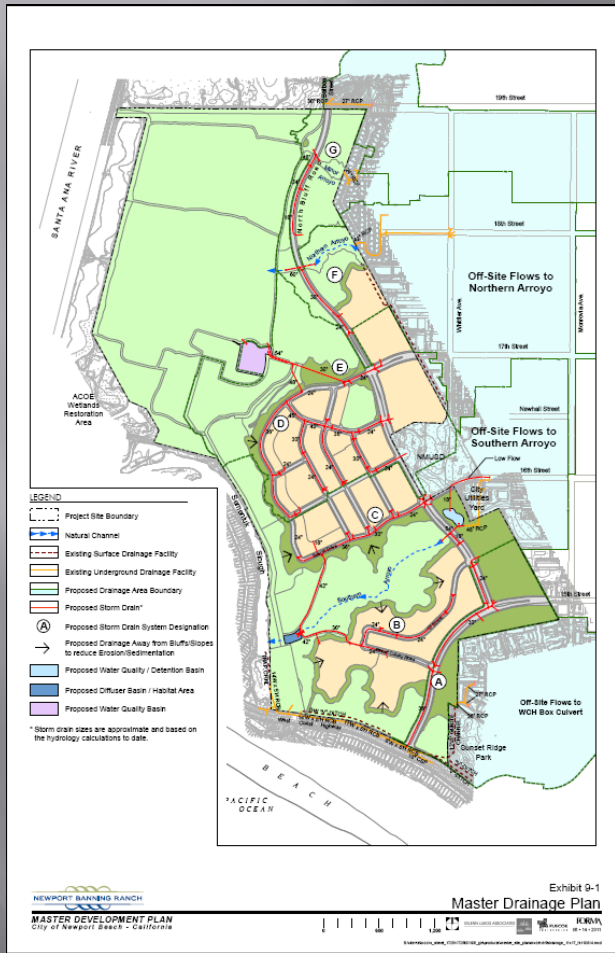
MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 8-17  
Master Wastewater Plan

0 100 200 300  
GLENN LUKAS ASSOCIATES  
RUSCOE  
FORMA

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# Drainage





NEWPORT BANNING RANCH

# NEWPORT BANNING RANCH

City of Newport Beach  
Planning Commission Workshop  
Subdivision Design & Circulation

presented by  
NBR LLC

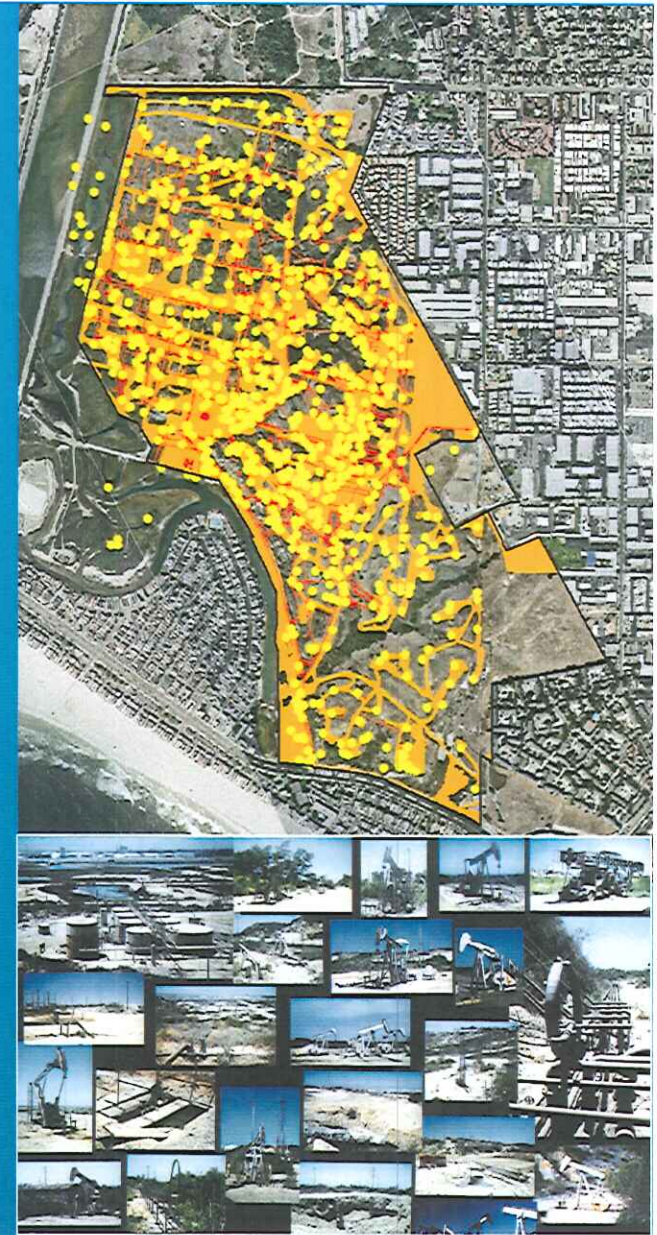
January 19, 2012





# TIMELINE

- 1940's Oil Production
- 1950's Costa Mesa Proposes Marina/Coastal Connection
- 
- 1990s GP: 2,642 homes/400,000 sq. ft. Commercial
- 1998 Taylor Woodrow Plan (expanded footprint)
- 1999 BRC Forms\*
- 2001 City Commences General Plan Community Visioning/Workshops
- 2001 GPAC Formed – Public Meetings Commence
- 
- 2006 Newport Beach Voters APPROVE General Plan
- Acquisition at Fair Market Value
  - Up to 1,375 homes/75,000 sq. ft. commercial/75-room inn & minimum of 50% open space
- 2007 NBR Planning Commences – Community Outreach & Site Planning
- 2008 Refined NBR Plan submitted to City of Newport Beach
- 2009 NBR Notice of Preparation released for public review/comment
- 2011 NBR DEIR released for public review/comment
- 2012 NBR Public Workshops/Hearings Commence...





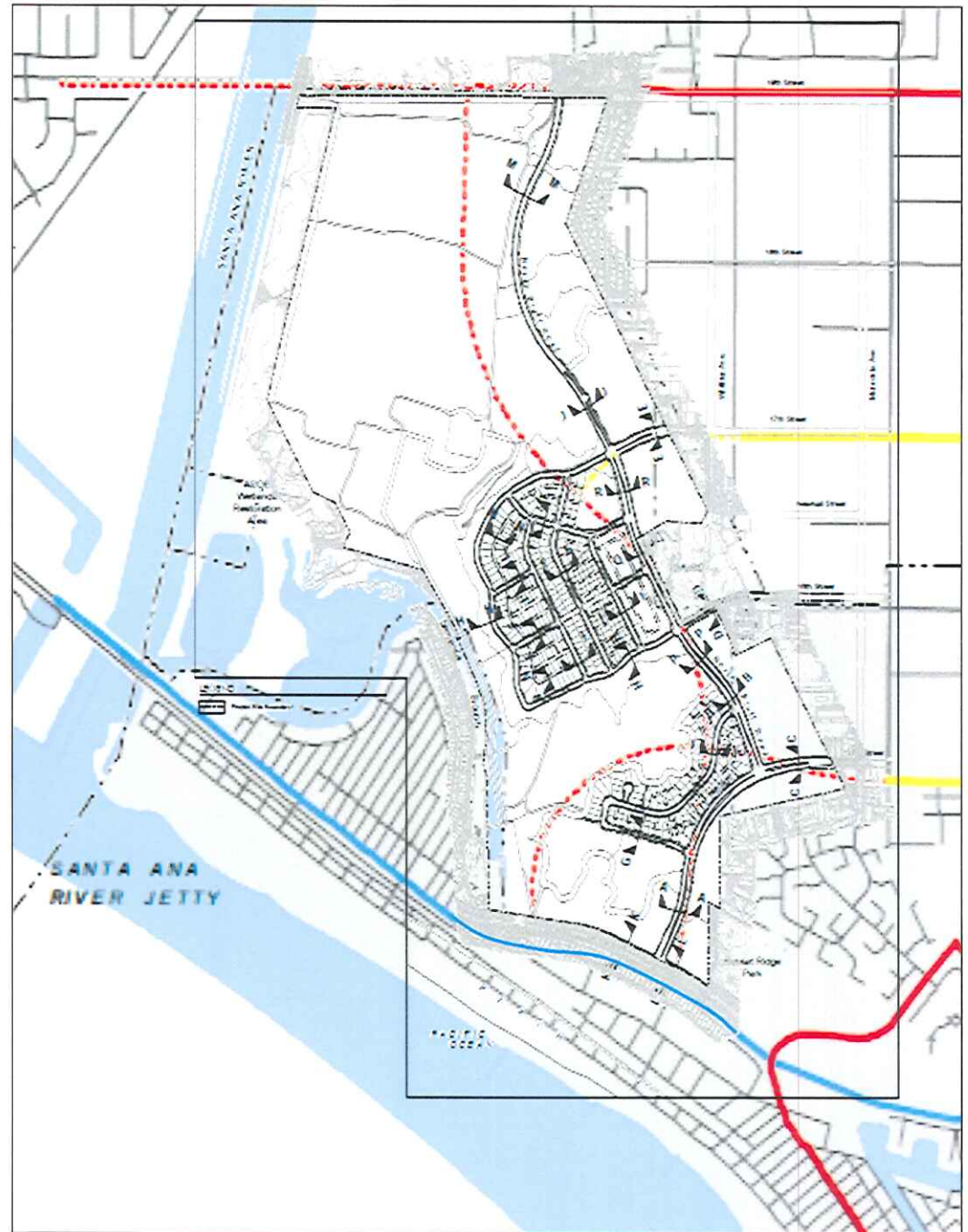


**CIRCULATION**

NEWPORT BANNING RANCH

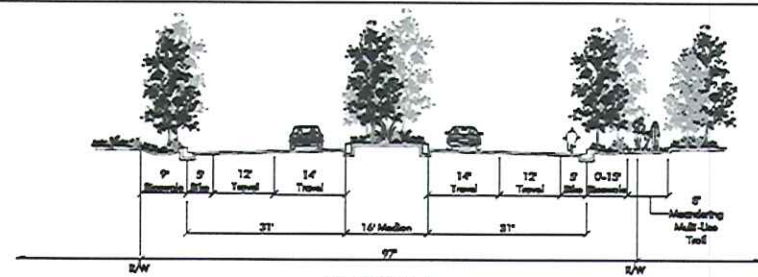


## NEWPORT BANNING RANCH

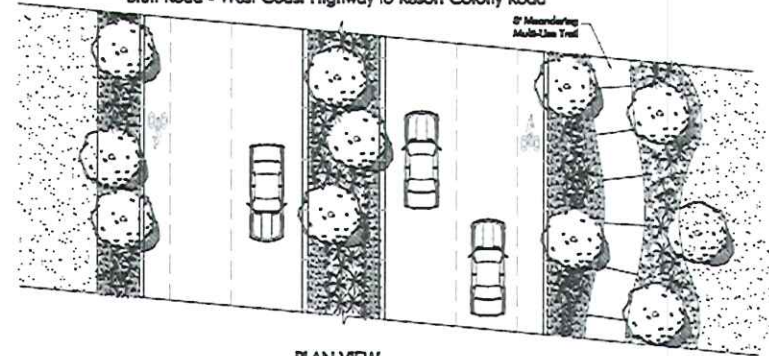




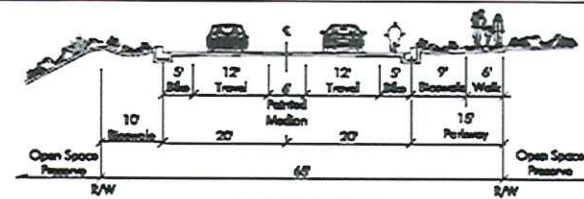
# MASTER ROADWAY PLAN



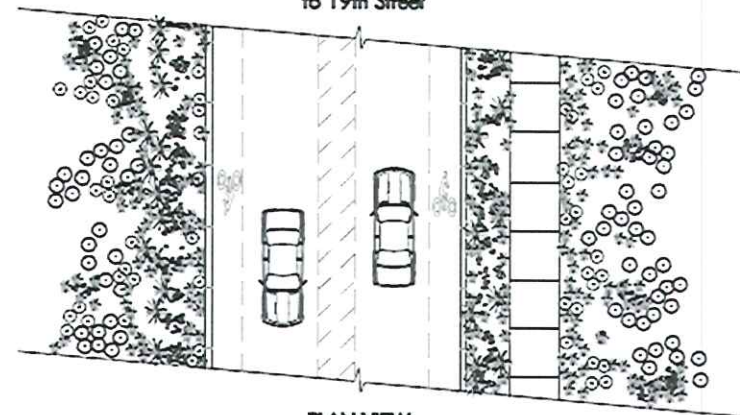
**SECTION A-A**  
Bluff Road - West Coast Highway to Resort Colony Road



**PLAN VIEW**



**SECTION M-M**  
North Bluff Road - North Urban Colony Boundary to 19th Street



**PLAN VIEW**

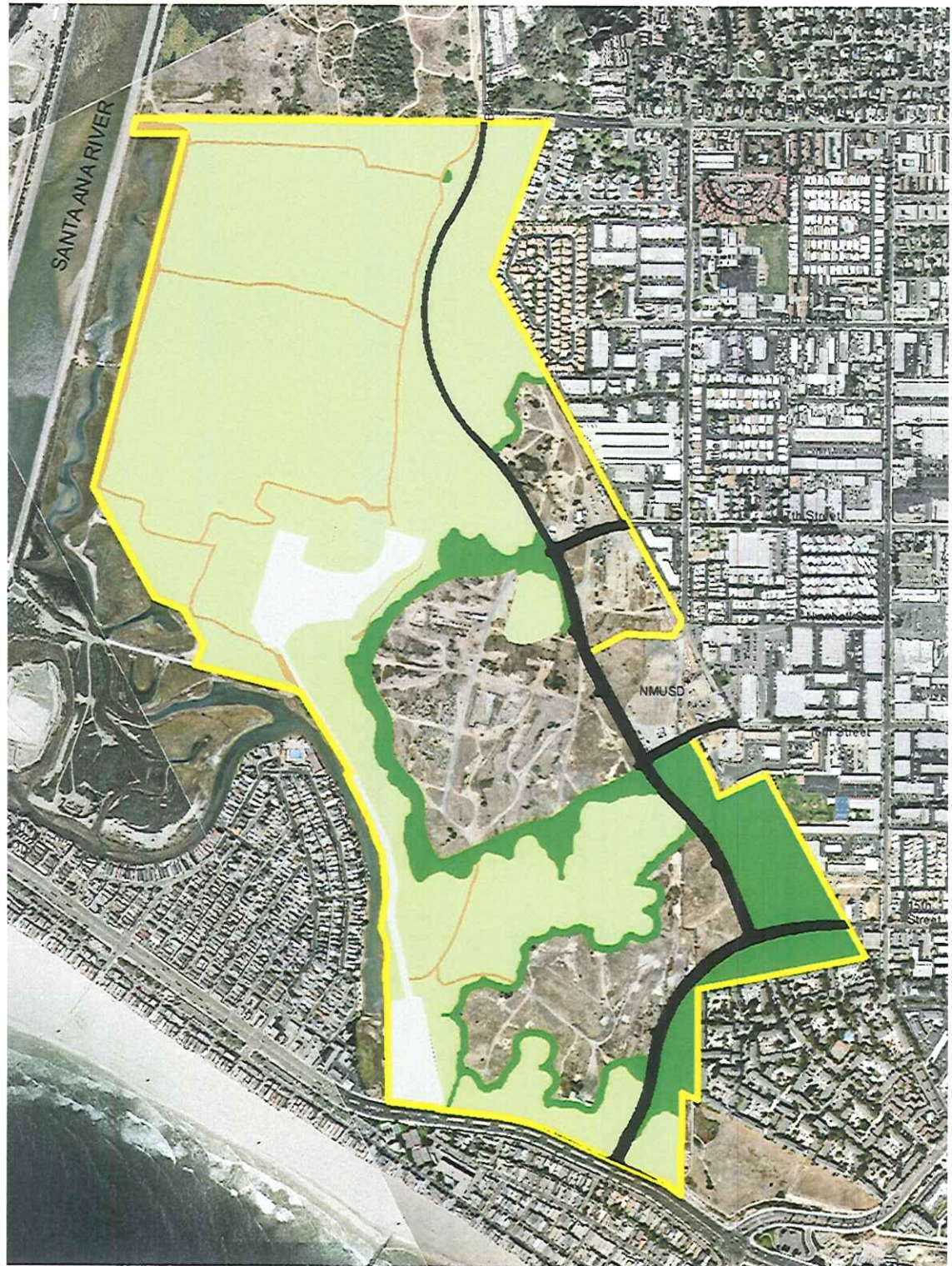
NEWPORT BANNING RANCH



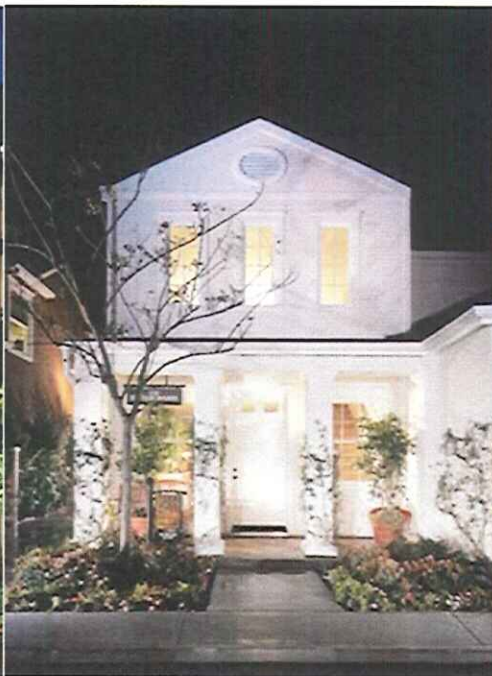
# MASTER ROADWAY PLAN

- Respects intent of GP & MPAH
  - Eliminates 2<sup>nd</sup> W. Coast Highway intersection
- Complete streets
  - Sidewalks
  - Bike lanes
- No widening of existing off-site streets
- No Ticonderoga connection
- No 19<sup>th</sup> Street Bridge

NEWPORT BANNING RANCH







**SUBDIVISION DESIGN**

NEWPORT BANNING RANCH



# VILLAGES & COLONIES

- Traditional Neighborhood Design
- Coastal Model Inspiration
- Key Design Elements
  - Compatibility – external & internal
  - Setbacks
  - Bluff Park/Ecotones
  - Walkable
  - Landmarks/focal points/informal public spaces
  - Dark sky
  - 3<sup>rd</sup> Party Green Building Program

NEWPORT BANNING RANCH



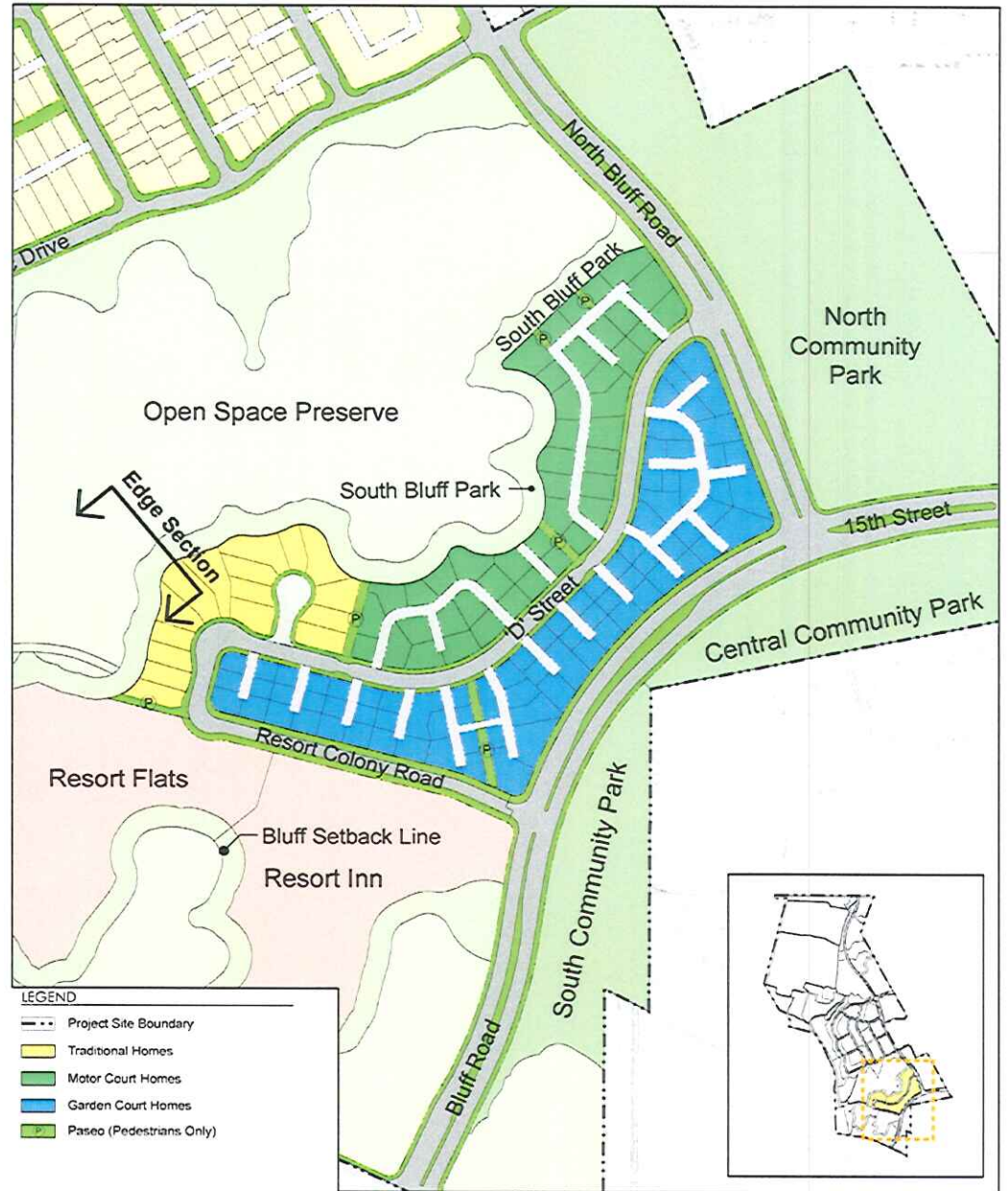


# VILLAGES & COLONIES

## ○ South Family Village



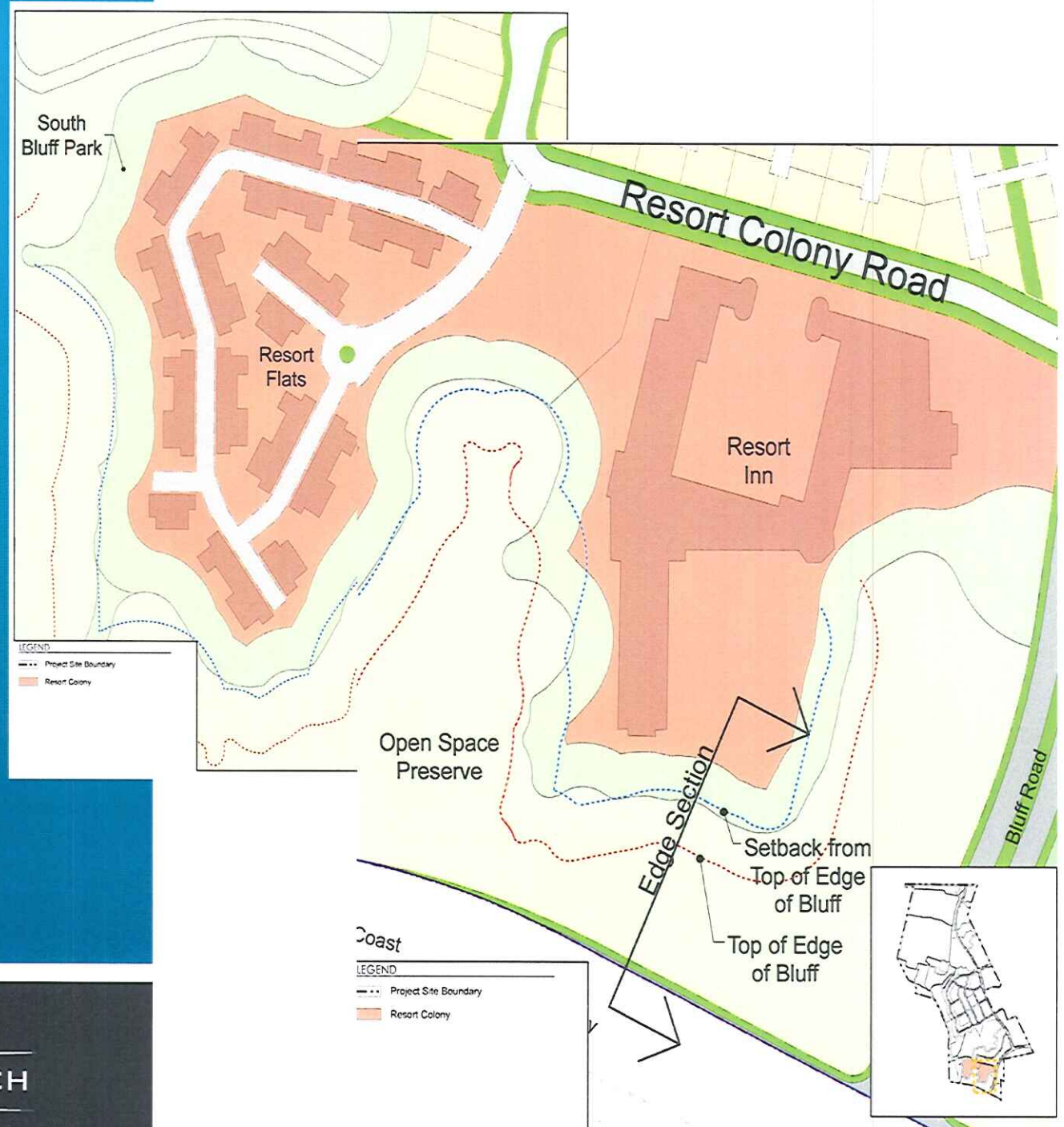
NEWPORT BANNING RANCH





# VILLAGES & COLONIES

## ○ Resort Colony



NEWPORT BANNING RANCH

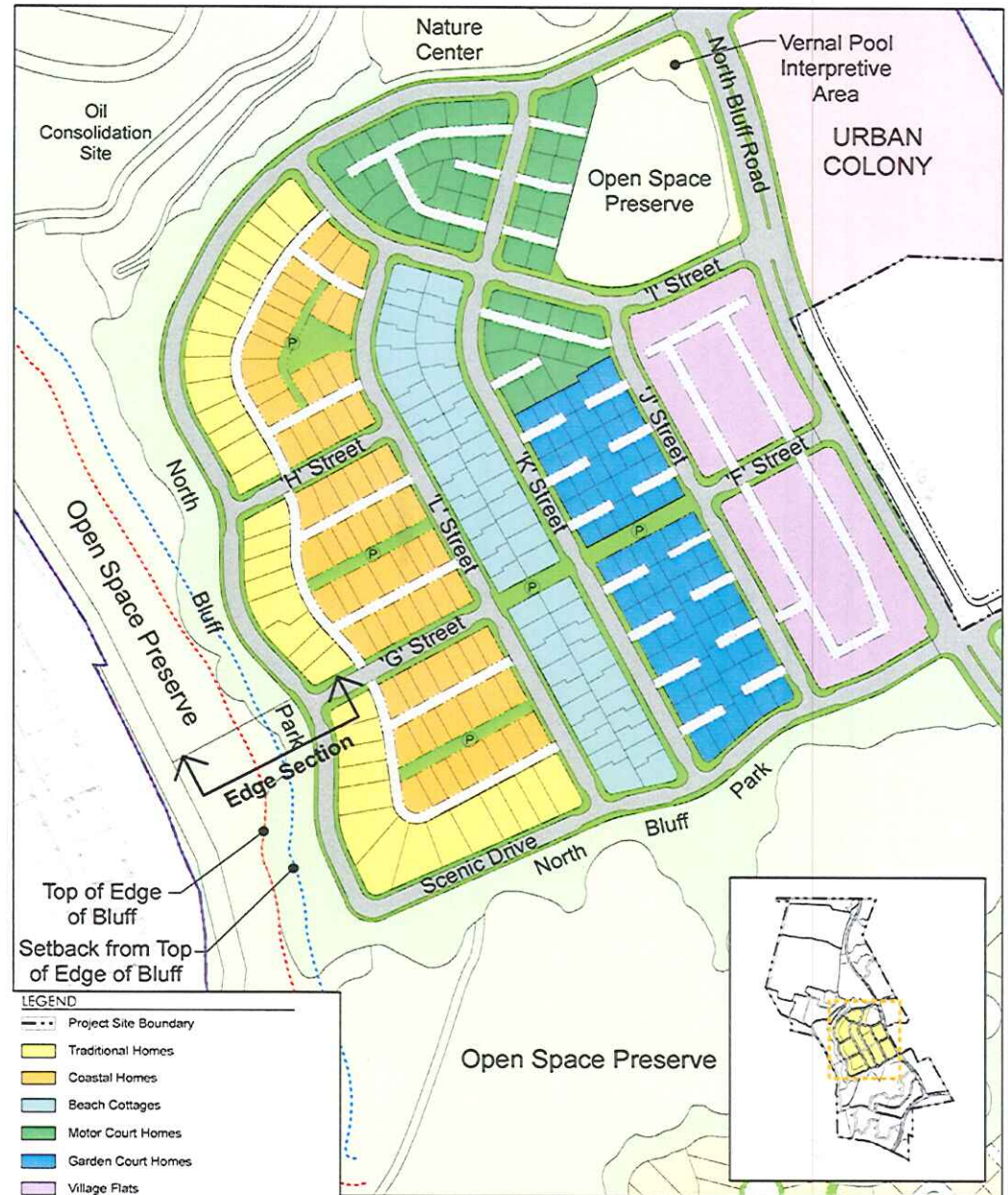


# VILLAGES & COLONIES

## ○ North Family Village



NEWPORT BANNING RANCH



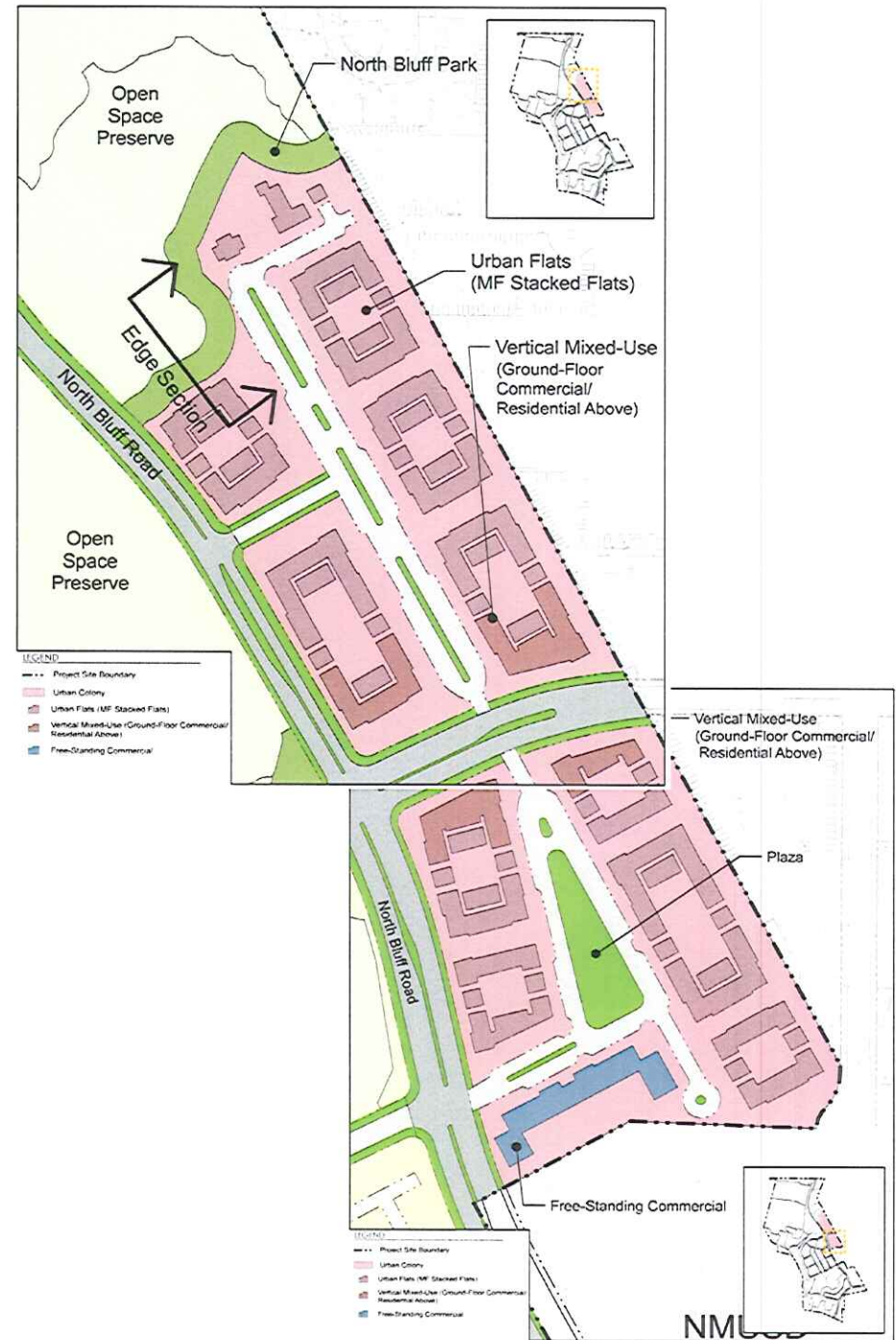


# VILLAGES & COLONIES

## o Urban Colony



NEWPORT BANNING RANCH







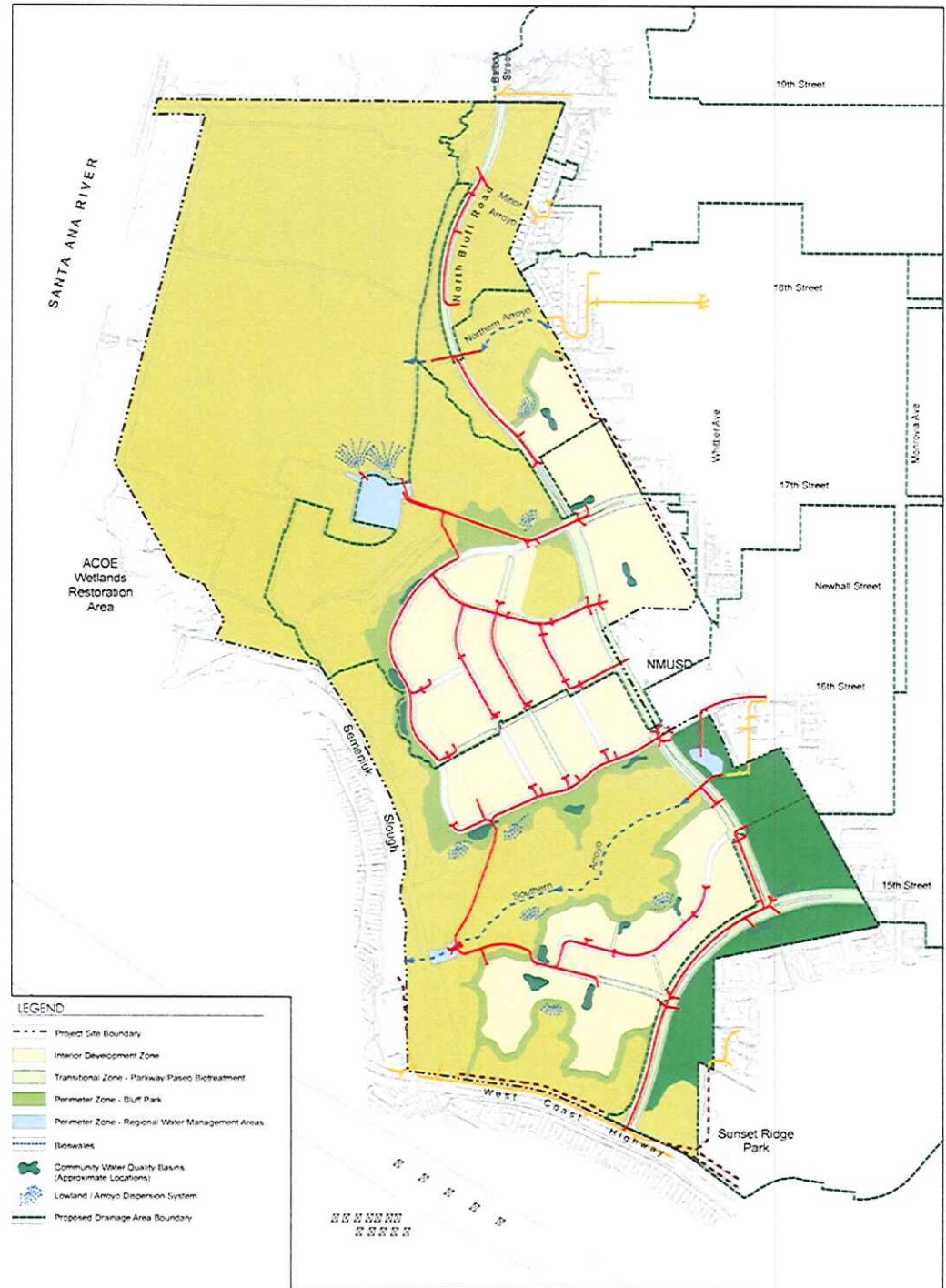
**WATER QUALITY & GREEN STREETS**

NEWPORT BANNING RANCH

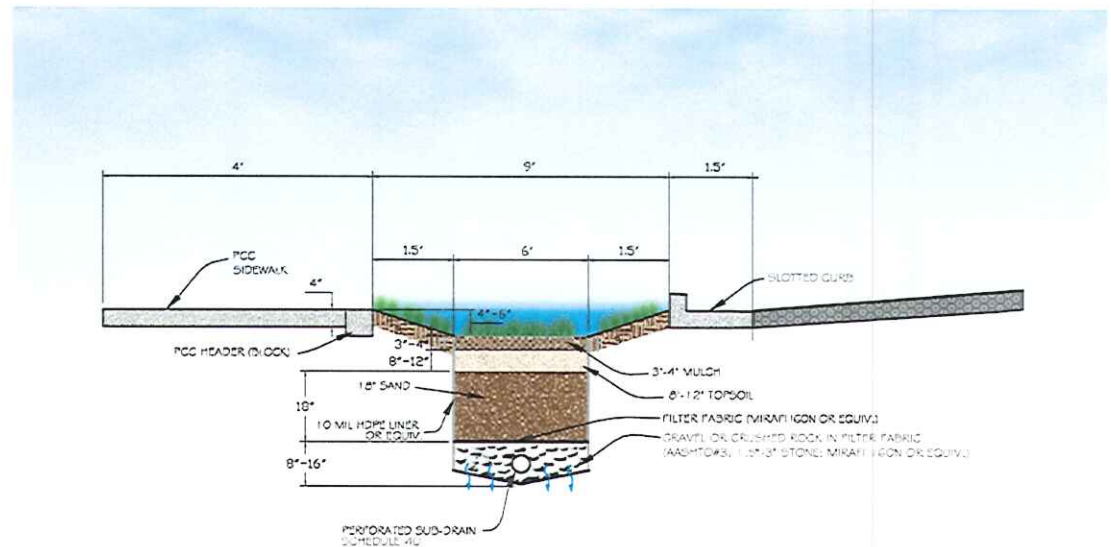
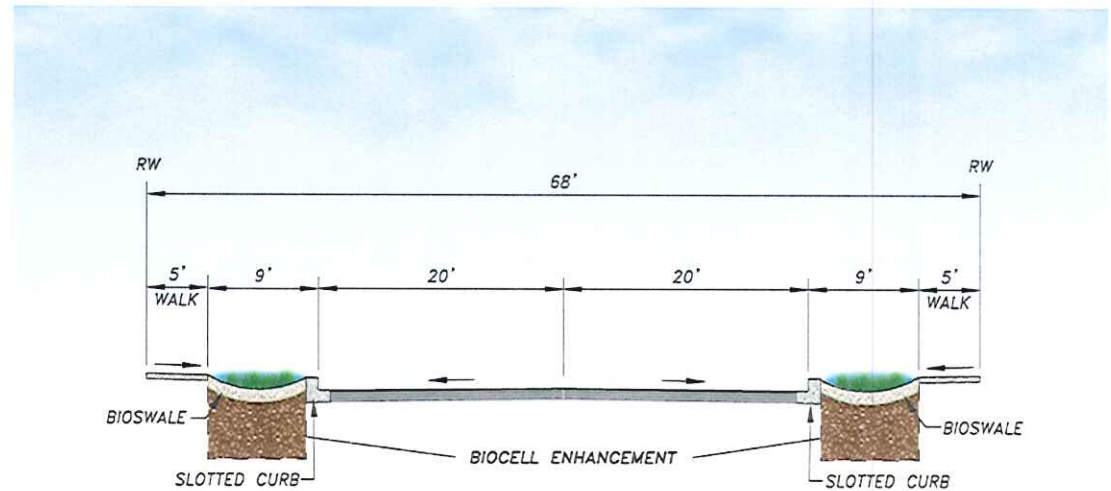


# WATER QUALITY

NEWPORT BANNING RANCH



# GREEN STREETS



NEWPORT BANNING RANCH



NEWPORT BANNING RANCH

# NEWPORT BANNING RANCH

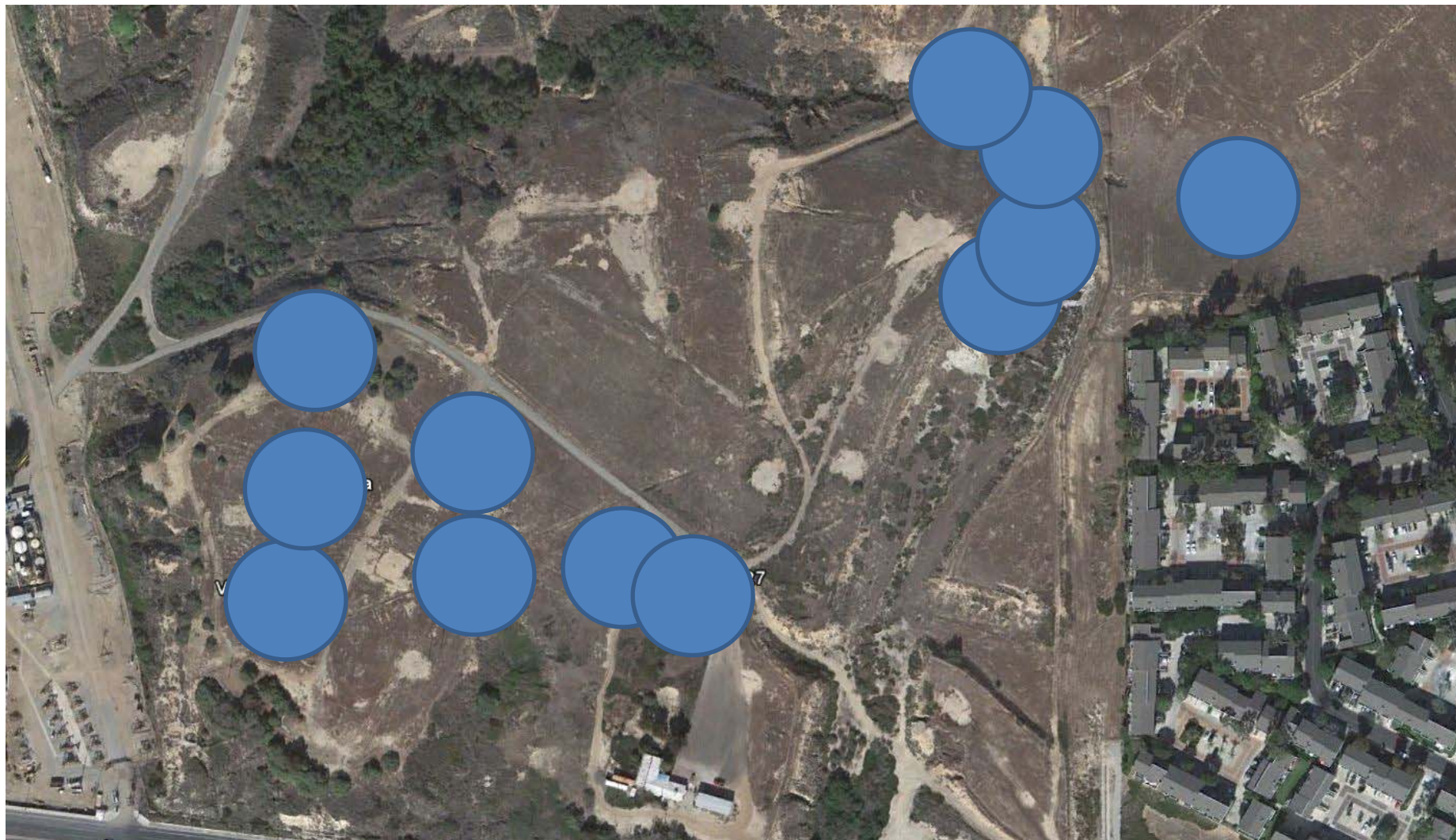
[www.newportbanningranch.com](http://www.newportbanningranch.com)



















Not on map



Middle Mesa

[Back to Index](#)

